



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 7, 2005
Time: 5:00 p.m.

Present:

Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Priddy
Councillor Bose
Councillor Hunt
Councillor Higginbotham

Absent:

**Councillors Entering
Meeting as Indicated:**

Councillor Watts

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Finance, Technology and
HR
Manager, Area Planning & Development,
North Division
Manager, Area Planning & Development,
South Division
Manager, Land Development, Engineering
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

- 1. 7905-0226-00**
18446 - 53 Avenue
Jeff Duncan, Tech Construction Ltd./557527 B.C. Ltd.
Development Permit
Development Permit to permit the construction of an industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 18446 - 53 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of an industrial building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council approve the attached
 Development Permit No. 7905-0226-00 (Appendix IV), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R05-2525

Carried

2. 7905-0163-00

Portion of 6416 - 192 Street and Portion of 64 Avenue

Joanne McCurdy, Realty Services Division, City of Surrey/City of Surrey

Rezoning

Rezone a portion from RA to C-4 to allow the consolidation of lands and a portion of 64 Avenue road right-of-way with the adjoining commercial property to the immediate south.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at portion of 6416 - 192 Street, and portion of 64 Avenue.

The applicant is proposing:

- a rezoning of portions of land and road from RA to C-4

in order to allow consolidation of portions of land and a portion of 64 Avenue road right-of-way with the adjoining commercial property to the immediate south.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That:

1. a By-law be introduced to rezone portions of land and a portion of road (Block A) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Local Commercial Zone (C-4)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).

2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) completion of the closure of the subject portion of 64 Avenue;
 - (d) approval by Council of the sale of portions of City land; and
 - (e) registration of an access easement to allow the continuation of the access from 64 Avenue to 19240 - 64 Avenue.

RES.R05-2526

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15865" pass its first reading.

RES.R05-2527

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15865" pass its second reading.

RES.R05-2528

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15865" be held at the
 City Hall on November 28, 2005, at 7:00 p.m.

RES.R05-2529

Carried

NEWTON**3. 7905-0272-00****14742 - 64 Avenue****Rick Johnson (Rimark Consulting)/0715944 B.C. Ltd., Inc. No. 0715944**

Development Permit/Development Variance Permit

*Development Permit to permit development of a self-storage facility.**Development Variance Permit to vary the west side yard setback requirement for principal buildings.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 14742 - 64 Avenue.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the minimum west side yard setback for principal buildings of the IL Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.)

in order to permit the development of a self-storage facility.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That:

1. Council authorize staff to draft Development Permit No. 7905-0272-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7905-0272-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback for principal building of the IL Zone from 7.5m (25 ft.) to 6.5m (21 ft.).

3. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-2530

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

4. **7905-0150-00**
18969 - 72 Avenue
Cameron Thorn/Mosaic Clayton West Holdings Ltd.

OCP Amendment/NCP Amendment/Rezoning/Development Permit
Development Variance Permit

Amend OCP from Suburban to Urban and Multiple Residential. NCP Amendment to include north-east portion of site. Rezone from RA to RM-30 and RF-9. DP to allow construction of approximately 97 townhouse units. DVP to vary setback; location of outdoor amenity space; and parking requirements.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, an NCP Amendment application, a rezoning application, and applications for a Development Permit and Development Variance Permit on property located at 18969 - 72 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban and Multiple Residential;
- an NCP amendment to extend the NCP northerly boundary and designate the north-east portion of the site separated by the gas right-of-way to 22 - 45 upa High Density and redesignate the easterly most edge from Park/Open Space to 22-45 upa High Density;
- a rezoning from RA to RM-30 and RF-9;
- a Development Permit; and
- a Development Variance Permit to vary the following provisions of the Zoning By-law:
 - under the RM-30 Zone, minimum building setbacks along the front yard fronting 72A Avenue are reduced from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);

- under the RM-30 Zone, minimum building setbacks along the east side yard are reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; and to 3.0 metres (10 ft.) to the balcony;
- under the RM-30 Zone, minimum building setbacks along the west side yard are reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- under the RM-30 Zone, the outdoor amenity space is permitted within the required setbacks;
- under Part 5 Parking and Loading/Unloading, the minimum length of the second parking space in the driveway is reduced from 6 metres (20 ft.) to a minimum of 4.8 metres (16 ft.) for a maximum of 13 spaces; and
- under Part 5 Parking and Loading/Unloading, the number of visitor parking spaces is reduced from 19 spaces to 15 spaces

in order to permit the development of 97 townhouse units and subdivision to create a temporary RF-9 lot and RA lot for future development.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That:

1. a By-law be introduced to redesignate portions of the property from Suburban to Urban and Multiple Residential and a date for Public Hearing be set (Appendix III).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone Block A on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and Block B on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 291 square metres (3,132 sq.ft.) to 93 square metres (1,001 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7905-0150-00 in accordance with the attached drawings (Appendix IV).

6. Council approve Development Variance Permit No. 7905-0150-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);
 - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) 4.5 metres (15 ft.) to the building face; and to 3.0 metres (10 ft.) to the balcony;
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres;
 - (d) to vary the RM-30 Zone to allow the outdoor amenity space within the required setback;
 - (e) to vary the Zoning By-law to reduce the length of the second parking space in the driveway from a minimum of 6.0 metres (20 ft.) to a minimum of 4.8 metres (16 ft.) for a maximum of 13 spaces; and
 - (f) to vary the Zoning By-law to reduce the number of visitor parking spaces from 19 spaces to 15 spaces.

7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of revised landscaping and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a right-of-way agreement granting public rights-of-passage over the 10-metre (33 ft.) wide north-south pedestrian corridor and the designated walkway along the Terasen Gas right-of-way;

- (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (g) registration of a Section 219 Restrictive Covenant for "no build" on the proposed RF-9 lot until future consolidation with the adjacent properties (Lot 1 EP 15650 at 18891 - 72 Avenue);
- (h) registration of a separate Section 219 Restrictive Covenant for "No Build" on the remainder RA lot until future consolidation and development with the adjacent properties; and
- (i) the applicant adequately address the impact of reduced indoor amenity space.

8. Council pass a resolution to amend the East Clayton NCP Extension - North of 72 Avenue to designate the north-east portion of the site to High Density (22 - 45 upa) and redesignate the most easterly edge from Park/Open Space to 22 - 45 upa High Density.

RES.R05-2531

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 126 Amendment By-law 2005, No. 15866" pass its first reading.

RES.R05-2532

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 126 Amendment By-law 2005, No. 15866" pass its second reading.

RES.R05-2533

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 126 Amendment By-law 2005, No. 15866" be held at the City Hall on November 28, 2005, at 7:00 p.m.

RES.R05-2534

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15867" pass its first reading.
 RES.R05-2535 Carried

The said By-law was then read for the second time.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15867" pass its second reading.
 RES.R05-2536 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15867" be held at the
 City Hall on November 28, 2005, at 7:00 p.m.
 RES.R05-2537 Carried

NEWTON

5. 7905-0153-00
Portion of 13503 - 62A Avenue
Scott Netherton/Shawn and Grace Pinto
Rezoning

Rezone from CD (By-law No. 14591A) to RF to permit a lot line adjustment.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at portion of 13503 - 62A Avenue.

The applicant is proposing:

- a rezoning from CD (By-law No. 14591A) to RF

in order to consolidate a piece of property to an existing RF zoned lot.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That:

1. a By-law be introduced to rezone a portion of 13503 - 62A Avenue shown as "Block A" on Appendix III from "Comprehensive Development Zone

(CD)" (By-law No. 14591A) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (b) discharge of "No Build" Covenant, Lot Siltation Control Covenant and Building Scheme Covenant for the portion of 13503 - 62A Avenue (Block A) to be consolidated with 13521 - 62 Avenue; and
 - (c) registration of a Restrictive Covenant to ensure registration of a Building Scheme if subdivision or any construction requiring a building permit occurs, with the exception of an improvement involving enclosing a front deck to add not more than 23.2 square metres (250 sq.ft.) of additional living space to the existing single family house.

RES.R05-2538

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15868" pass its first reading.

RES.R05-2539

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15868" pass its second reading.

RES.R05-2540

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15868" be held at the
City Hall on November 28, 2005, at 7:00 p.m.

RES.R05-2541

Carried

6. **7905-0135-00**
13275 and 13285 - 62 Avenue; 6241 - 133 Street
Roger Jawanda (CitiWest Consulting Ltd.)/Amarjit Singh Hundle and
Darshan Kaur Hundle; Avtar Singh Saran and Baljinder Kaur Saran;
Manjit Singh Johal and Charanjit Kaur Johal
Rezoning
Rezone from RA to RF-12 to permit subdivision into 12 single family residential small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13275 and 13285 - 62 Avenue, and 6241 - 133 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into 12 single family residential small lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lots 1, 7 and 8 until future subdivision of the adjacent property (13253 - 62 Avenue); and

- (e) registration of a Section 219 Restrictive Covenant requiring a larger side yard setback on proposed Lot 7 to ensure neighbours trees are not impacted.

RES.R05-2542

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15869" pass its first reading.

RES.R05-2543

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15869" pass its second reading.

RES.R05-2544

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15869" be held at the
 City Hall on November 28, 2005, at 7:00 p.m.

RES.R05-2545

Carried

SOUTH SURREY

7. **7905-0281-00**
3451, 3453, 3457, 3465, 3469, 3471, 3475, 3477, 3481, 3485, 3487, 3489,
3491, 3495, 3497 and 3499 - 148 Street
Hunter Laird Engineering Ltd., c/o Clarence Arychuk/No. 262 Seabright
Holdings Ltd., Inc. No. 674550; Leigh Grelish, Grelish Homes Inc.;
Mike Development Ltd.; Cindy Sandeep Toor and Sukhbinder Singh Toor;
Castle View Homes Ltd.
 Development Variance Permit
Development Variance Permit to reduce the minimum separation between
principal buildings and accessory structures in the RF-9 Zone.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 3451, 3453, 3457, 3465, 3469, 3471, 3475, 3477, 3481, 3485, 3487, 3489, 3491, 3495, 3497 and 3499 - 148 Street .

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - the minimum separation between a principal building and accessory structure (garage) is varied from 6 metres (20 ft.) to 3 metres (10 ft.)

in order to allow decks and stairs to encroach into the 6-metre (20 ft.) rear yard between the principal building and the garage.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That:

1. Council approve Development Variance Permit No. 7905-0281-00 (Appendix V), varying Part 17C Section F. Yards and Setbacks as follows, to proceed to Public Notification:
 - (a) to reduce the minimum separation between the principal buildings and accessory buildings and structures exceeding 2.4 metres (8 ft.) in height from 6 metres (20 ft.) to 3 metres (10 ft.) for decks and stairs only.

RES.R05-2546

Carried

8. **7905-0167-00**
15360/72/78/88 - 17A Avenue
Maciej Dembek/Ocean Front Homes Ltd., Lex Enterprises Ltd.
Rezoning/Development Permit
Rezone from RF to CD and Development Permit to permit the development of a 38-unit apartment building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 15360/72/78/88 - 17A Avenue.

The applicant is proposing:

- a rezoning from RF to CD; and
- a Development Permit

in order to permit the development of a four-storey, 38-unit apartment building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0167-00 in accordance with the attached drawings (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) the applicant adequately address the impact of no indoor amenity space; and
 - (d) ensure that all the concerns raised by the Parks, Recreation & Culture Department are addressed.

RES.R05-2547 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15870" pass its first reading.

RES.R05-2548 Carried

The said By-law was then read for the second time.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15870" pass its second reading.
 RES.R05-2549 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15870" be held at the
 City Hall on November 28, 2005, at 7:00 p.m.
 RES.R05-2550 Carried

SURREY CITY CENTRE/WHALLEY

Councillor Watts entered the meeting at 5:05 p.m.

9. **7904-0275-00**
13081 and 13093 - 88 Avenue
Greg Sewell, Coastland Engineering & Surveying Ltd./
Amarpreet Singh Pahal and Harpreet Kaur Dhaliwal,
Nasreen Surkhab Sultan
 Rezoning
Rezone from RF to RF-12 in order to allow subdivision into 10 single family lots
and open space.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13081 and 13093 - 88 Avenue.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping cost estimate for the proposed landscape buffer on proposed Lots 1 and 10 to the specifications and satisfaction of the City Landscape Architect;
 - (e) submission of a revised Building Scheme that includes recommendations and sample building elevations for the design and treatment of front and rear exterior stairs; and
 - (f) the applicant adequately address concerns expressed by Parks.

RES.R05-2551

Carried with Councillors Bose and Priddy against.

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15871" pass its first reading.

RES.R05-2552

Carried with Councillors Bose and Priddy against.

The said By-law was then read for the second time.

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15871" pass its second reading.

RES.R05-2553

Carried with Councillors Bose and Priddy against.

It was then
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15871" be held at the
 City Hall on November 28, 2005, at 7:00 p.m.
 RES.R05-2554 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

10. **7905-0200-00**
3050 King George Highway
Howard LeTroy, Stayte Developments Ltd./F. and R. White Rock
Investments Ltd.
 Development Permit
Development Permit to permit an accessory storage building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 3050 King George Highway.

The applicant is proposing:

- a Development Permit

in order to permit the development of a pre-engineered steel storage accessory building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council approve the attached
 Development Permit No. 7905-0200-00 (Appendix V), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.
 RES.R05-2555 Carried

SURREY CITY CENTRE/WHALLEY

11. **7905-0270-00**
9450 - 120 Street
Tara Development (1999) Limited/Tara Development (1999) Ltd. and
CPRG Investment Ltd.

Development Permit/Development Variance Permit

Development Permit to allow construction of three new commercial buildings.

Development Variance Permit to relax the side yard setback for a proposed building and building height for a portion of a proposed building.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 9450 - 120 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following regulations of the "Community Commercial Zone (C-8)":
 - to reduce the minimum west side yard setback of proposed Building F from 7.5 metres (25 ft.) to 0.0 metre; and
 - to relax the maximum building height for a portion of proposed Building E from 12 metres (40 ft.) to 14 metres (46 ft.)

in order to permit the development of three new commercial buildings.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That:

1. Council authorize staff to draft Development Permit No. 7905-0270-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7905-0270-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the C-8 Zone of proposed Building F from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
 - (b) to relax the maximum building height of the C-8 Zone for a portion of proposed Building E from 12 metres (40 ft.) to 14 metres (46 ft.).

3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) issuance of Development Variance Permit No. 7905-0270-00.

RES.R05-2556

Carried**12. 7905-0054-00****13618 - 100 Avenue****Ron Yeun, Architect/Jung Ventures**

Development Variance Permit

Development Variance Permit to vary regulations of the Sign By-law regarding the size, duration and location of temporary on-site real estate development signs.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13618 - 100 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulations for temporary on-site real estate signs:
 - to increase the maximum sign area of a temporary real estate development fascia sign from 13.9 square metres (150 sq.ft.) to 177 square metres (1,900 sq.ft.);
 - to remove the temporary real estate development fascia signage, on or before, two (2) years from the date of issuance of the Development Variance Permit, rather than within fourteen (14) days of the completion of the sale of the real estate; and
 - to permit temporary on-site real estate development signs to be located on construction hoarding

in order to permit the installation of temporary real estate development signage on the temporary on-site real estate development trailer for the Jung Ventures project at King George Highway and 100 Avenue in Surrey City Centre.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That:

1. Council approve Development Variance Permit No. 7905-0054-00 (Appendix VI), varying the following regulations of the Sign By-law, to proceed to Public Notification:
 - (a) to increase the maximum sign area of a temporary real estate development fascia sign from 13.9 square metres (150 sq.ft.) to 177 square metres (1,900 sq.ft.);
 - (b) that the temporary real estate development fascia signage on the temporary on-site real estate development trailer be removed on, or before, two (2) years from the date of issuance of the Development Variance Permit, rather than within fourteen (14) days of the completion of the sale of the real estate; and
 - (c) to permit temporary on-site real estate development signs on construction hoarding.

RES.R05-2557

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

13. **7905-0221-00**
15847/15859/15869 and 15881 Fraser Highway and
8615/8627, 8639 - 159 Street and portion of lane
Mark Ankenman, c/o Ankenman Associate Architects Inc./Mundi Holdings,
Inc. No. 420266, Karamsar Holdings Ltd., Jasminder Singh Mangat,
Gurbaksh Kaur Mangat, First Choice Holdings Ltd., Inc. No. 431848,
Western Community Developments Ltd., Inc. No. 379304; Sital Gandham;
Amarjit Kaur Saini; Paula Rashpal Jhauj
Rezoning/Development Permit/Development Variance Permit
Rezone from RF to RM-30. Development Permit to allow for the development of
52 townhouse units. Development Variance Permit to vary the west, north and
east building setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit, and a rezoning application on properties located at 15847/15859/15869 and 15881 Fraser Highway and 8615/8627, 8639 - 159 Street and portion of lane.

The applicant is proposing:

- a rezoning from RF to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following regulations of the RM-30 Zone:
 - to vary the minimum west (rear) yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the building face of Building 6; 6.0 metres (20 ft.) to the columns of Building 6; and 4.2 metres (14 ft.) to the building face of Building 4;
 - to vary the minimum north (side) yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the building face; 6.0 metres (20 ft.) to the columns; and 5.0 metres (16 ft.) to the balconies; and
 - to vary the minimum east (159 Street) yard setback from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) to the building face; and 3.9 metres (13 ft.) to the columns and upper floor encroachments

in order to permit the development of 52 townhouse units.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That:

1. a By-law be introduced to rezone the site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0221-00 generally in accordance with the attached drawings (Appendix III).

4. Council approve Development Variance Permit No. 7905-0221-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west (rear) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the building face of Building 6; 6.0 metres (20 ft.) to the columns of Building 6; and 4.2 metres (14 ft.) to the building face of Building 4;
 - (b) to reduce the minimum north (side) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the building face; 6.0 metres (20 ft.) to the columns; and 5.0 metres (16 ft.) to the balconies; and
 - (c) to reduce the minimum east (159 Street) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) to the building face; and 3.9 metres (13 ft.) to the columns and upper floor encroachments.

5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision plan to the satisfaction of the Approving Officer;
 - (c) submission of revised architectural plans as described in this report to the satisfaction of the City Architect;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a revised landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (g) registration of a Section 219 Restrictive Covenant for the protection and maintenance of the landscape buffer area, along Fraser Highway;
 - (h) the applicant adequately address the impact of no indoor amenity space;

- (i) removal of all existing buildings and structures to the satisfaction of the Building Division; and
- (j) Council approval of the closure of the unopened lane allowance.

RES.R05-2558

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15872" pass its first reading.

RES.R05-2559

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15872" pass its second reading.

RES.R05-2560

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15872" be held at the City Hall on November 28, 2005, at 7:00 p.m.

RES.R05-2561

Carried**14. 7903-0476-00****16638 - 84 Avenue**

**Roger Jawanda, CitiWest Consulting Ltd./Satnam, Gurpal and
 Ravinder Siekham**

Rezoning/Development Variance Permit

Rezone from RA to RF and RF-G in order to allow subdivision with an adjacent RF lot into 7 single family lots and 1 remainder parcel. DVP to relax the front and rear yard setback for proposed Lot 2 and to reduce the minimum lot area for subdivision for the RF-G Zone.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 16638 - 84 Avenue.

The applicant is proposing:

- a rezoning from RA to RF and RF-G; and

- a Development Variance Permit to vary the following by-law regulations:
 - for proposed Lot 2, reduce the minimum front yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 2.12 metres (7.0 ft.) and minimum rear yard setback from 7.5 metres (25 ft.) to 4.83 metres (15.8 ft.); and
 - reduce the minimum lot area for subdivision for the RF-G Zone from 1.0 ha (2.5 acres) to 0.53 ha (1.31 acres).

in order to allow subdivision with an adjacent RF lot into seven (7) single family lots and 1 remainder parcel and to retain an existing house.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) (Block A) and "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) (Block B) as shown on the attached Survey Plan (Appendix I) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7903-0476-00 (Appendix IX), varying the following, to proceed to Public Notification:
 - (a) to vary the RF-G Zone for proposed Lot 2, to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 2.12 metres (7.0 ft.) and the minimum rear side yard setback 7.5 metres (25 ft.) to 4.83 metres (15.8 ft.); and
 - (b) to reduce the minimum lot area for subdivision for the RF-G Zone from 1.0 ha (2.5 acres) to 0.53 ha (1.31 acres).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) registration of a "no build" Section 219 Restrictive Covenant on proposed Lot 7 until future consolidation with the adjacent property to the east (16664 - 84 Avenue);
- (e) registration of shared access easements for proposed Lots 5 - 7 and the adjoining lot to the east (16664 - 84 Avenue);
- (f) further approval from the Federal Department of Fisheries and Ocean; and
- (g) approval of Development Variance Permit No. 7903-0476-00.

RES.R05-2562

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15873" pass its first reading.

RES.R05-2563

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15873" pass its second reading.

RES.R05-2564

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15873" be held at the
 City Hall on November 28, 2005, at 7:00 p.m.

RES.R05-2565

Carried**SOUTH SURREY****15. 7905-0335-00**

**Semiahmoo Trail from 28 Avenue to 32 Avenue and small
 portion of lot at Semiahmoo**

Clarence Arychuk, Hunter Laird Engineering Ltd./City of Surrey

Heritage Alteration Permit

*Heritage Alteration Permit to allow the installation of temporary and permanent
 engineering services within the Semiahmoo Trail.*

The General Manager of Planning & Development submitted a report concerning an application for a Heritage Alteration Permit on property located at Semiahmoo Trail from 28 Avenue to 32 Avenue and small portion of lot at Semiahmoo.

The applicant is proposing a Heritage Alteration Permit for:

- installation of a temporary section of storm sewer and a permanent section of storm sewer; and
- installation of other associated engineering services, including inlets and outflows, ditch protection, abandoning driveways, removing a sanitary sewer connection, repaving road surface, and maintenance of the works, road surface and shoulder in Semiahmoo Trail

in order to connect the development site with an existing storm detention pond and to remove or abandon redundant services.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That:

1. Council approve Heritage Alteration Permit No. 7905-0335-00 (Appendix VI), authorize the Mayor and Clerk to sign the Heritage Alteration Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.
2. A letter be sent to all property owners within a 100 metre radius of Semiahmoo Trail, between 28 Avenue and 32 Avenue, informing them about the work being performed on Semiahmoo Trail as a result of Heritage Alteration Permit No. 7905-0335-00.

RES.R05-2566

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

16. **7905-0086-00**
10094, 10112, 10136, 10168, 10178, 10216 and 10230 - 176 Street and a Portion of 17626 Barnston Drive East
Richard Brooks, c/o H.Y. Engineering Ltd./Amarjit Singh Hayre and Iqbal Singh Gill; Tip Top Developments Ltd.; 680431 B.C. Ltd.;

**Surinder Kaur Siekham; Linda Chahl; Somal & Litt Enterprises Ltd.;
Annadale Holdings Ltd.**

OCP Amendment/Rezoning/Development Variance Permit

OCP Amendment of a portion of the lands from Suburban and Industrial to Urban and rezoning of a portion of the lands from RA and IL to RF to permit subdivision into approximately 70 single family lots. DVP to vary the maximum fence height.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and an application for a Development Variance permit on properties located at 10094, 10112, 10136, 10168, 10178, 10216 and 10230 - 176 Street and a Portion of 17626 Barnston Drive East.

The applicant is proposing:

- an OCP amendment for a portion of the lands from Suburban and Industrial to Urban; and
- a rezoning of a portion of the lands from RA and IL to RF; and
- a Development Variance Permit to vary the following by-law regulation:
 - to increase the maximum residential fence height from 1.8 metres (6 ft.) to 3.0 metres (10 ft.) within side yard or rear yard locations of the proposed lots adjacent to the South Fraser Perimeter Road (176 Street)

in order to allow subdivision into approximately 70 single family residential lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to redesignate a portion of the site from Suburban and Industrial to Urban and a date for Public Hearing be set (Appendix VIII).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone a portion of the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Light Impact

Industrial Zone (IL)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000), shown on Block B on the attached Survey Plan and a date be set for Public Hearing (Appendix I).

4. Council approve Development Variance Permit No. 7905-0086-00 (Appendix X), varying the following to proceed to Public Notification:
 - (a) to increase the maximum residential fence height in the Zoning By-law from 1.8 metres (6 ft.) to 3.0 metres (10 ft.) within side yard or rear yard locations of the proposed lots adjacent the South Fraser Perimeter Road.

5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a environmental assessment for review by the Department of Fisheries and Oceans (DFO) for the stream within the eastern part of the subject site;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer and, if necessary, by the Department of Fisheries and Oceans (DFO);
 - (d) approval from the Ministry of Transportation;
 - (e) submission of an acceptable tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscape plan for the landscape buffers and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (g) registration of a Section 219 Restrictive Covenant for all landscaped buffers prior to issuance of any building permits within the entire subject site and protection and maintenance of the landscaped buffers thereafter;
 - (h) registration of a Section 219 Restrictive Covenant on all lots notifying the owners to the potential for noise related to adjacent uses and to require mitigating measures to reduce the impact of external noise sources from the proximity to the South Fraser Perimeter Road and industrial uses to the north; and

(i) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications.

6. Council pass a resolution to amend the North Slope Study to redesignate the land from Cluster Housing to Urban Residential when the project is considered for Final Adoption.

RES.R05-2567 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 127 Amendment By-law 2005, No. 15874" pass its
first reading.

RES.R05-2568 Carried with Councillor Bose against.

The said By-law was then read for the second time.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 127 Amendment By-law 2005, No. 15874" pass its
second reading.

RES.R05-2569 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 127 Amendment By-law 2005,
No. 15874" be held at the City Hall on November 28, 2005, at 7:00 p.m.

RES.R05-2570 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15875" pass its first reading.

RES.R05-2571 Carried with Councillor Bose against.

The said By-law was then read for the second time.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15875" pass its second reading.

RES.R05-2572 Carried with Councillor Bose against.

It was then

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15875" be held at the City Hall on November 28, 2005, at 7:00 p.m.

RES.R05-2573

Carried

SOUTH SURREY

17. **7905-0126-00, 7905-0307-00, 7905-0310-00, 7905-0311-00
16223 - 24 Avenue; 16216 - 28 Avenue; 2515 - 163 Street; 2511, 2537,
2565, 2597, 2629, 2669, 2703, 2721, 2735, 2745 - 164 Street;
16155 - 24 Avenue; 2500, 2556, 2714, 2766 - 160 Street, and portion of
162 Street road allowance on Section 24, Township 1, dedicated on
Plan 24217 to be closed and consolidated with the site.
Morgan Heights Development Corp./Douglas Stohmann and
Valerie Gail Stohmann; 0715460 B.C. Ltd., Inc. No. 715460; Anna Kloess;
Surrey South Shopping Centres Limited, Inc. No. A63002;
John William Hollis and Pauline Hollis; Charles Willis Dunn and
Carol Joy Dunn
OCP Amendment/Rezoning/Generalized Development Permit
Rezone from A-1 and RA to RF, RF-12, RM-30 and CD. Generalized
Development Permits to permit the future development of approximately 340
single family lots and 550 townhouse units.**

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Generalized Development Permit application on properties located at 16223 - 24 Avenue; 16216 - 28 Avenue; 2515 - 163 Street; 2511, 2537, 2565, 2597, 2629, 2669, 2703, 2721, 2735, 2745 - 164 Street; 16155 - 24 Avenue; 2500, 2556, 2714, 2766 - 160 Street, and portion of 162 Street road allowance on Section 24, Township 1, dedicated on Plan 24217 to be closed and consolidated with the site.

The applicant is proposing:

- an OCP amendment from Suburban to Urban and Multiple Residential;
- a rezoning from RA and A-1 to RF, RF-12, RM-30 and CD; and
- generalized development permits for three (3) multi-family sites

in order to create approximately 340 standard and small single family lots, and phased development of approximately 550 townhouse units.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That:

1. a By-law be introduced to redesignate "Block 1", "Block 2", "Block 3" "Block 4" and "Block 6" from "Suburban" to "Urban" in the Official Community Plan and a date be set for Public Hearing (Appendix VII).
2. a By-law be introduced to redesignate "Block 5" from "Suburban" to "Multiple Residential" in the Official Community Plan and a date be set for Public Hearing (Appendix VII).
3. a By-law be introduced to rezone "Block 1" from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VII).
4. a By-law be introduced to rezone "Block 3" from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "General Agriculture Zone (A-1)" and "Assembly Hall 2 Zone (PA-2) (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VII).
5. a By-law be introduced to rezone "Block 5" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VII).
6. a By-law be introduced to rezone "Block 4" from "General Agriculture Zone (A-1)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendices VII and XIII).
7. Council determine the opportunities for consultations with person, organizations and authorities that are considered to be affected by the proposed amendments to the Official Community Plan as described in the report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
8. Council pass a resolution to amend the Stage II Morgan Heights Neighbourhood Concept Plan in order to include the General Morgan Heights Design Guidelines to all the lands designated "Single Family" in the NCP (VIII).

9. Council authorize staff to draft Generalized Development Permit No. 7905-0307-00 in accordance with the attached drawings (Appendix XI).
10. Council authorize staff to draft Generalized Development Permit No. 7905-0310-00 in accordance with the attached drawings (Appendix X).
11. Council authorize staff to draft Generalized Development Permit No. 7905-0311-00 in accordance with the attached drawings (Appendix XII).
12. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a preliminary (Phase I) plan of subdivision (Appendix III), including dedication of all parkland to the City, to the satisfaction of the Approving Officer;
 - (c) endorsement from the Department of Fisheries and Oceans;
 - (d) submission of a finalized master tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect to be used as a basis for detailed tree surveys and arborist assessments for all development phases;
 - (e) submission of a finalized master lot grading plan to be used as a basis for detailed lot grading plans for all development phases;
 - (f) registration of a General Morgan Heights Building Design Guidelines on all future single-family lots, as a basis for the design of all future subdivisions in the NCP (Appendix VIII);
 - (g) registration of Section 219 Restrictive Covenants to prohibit building on all future phases of single family development and multi-family sites until servicing requirements have been fully resolved and addressed;

- (h) completion of a road closure and purchase of a portion of unopened 162 Street road allowance; and
- (i) the applicant address the amenity contributions as per the Stage II Morgan Creek NCP.

RES.R05-2574 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 128 Amendment By-law 2005, No. 15876" pass its
first reading.

RES.R05-2575 Carried with Councillor Bose against.

The said By-law was then read for the second time.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 128 Amendment By-law 2005, No. 15876" pass its
second reading.

RES.R05-2576 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 128 Amendment By-law 2005,
No. 15876" be held at the City Hall on November 28, 2005, at 7:00 p.m.

RES.R05-2577 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 129 Amendment By-law 2005, No. 15877" pass its
first reading.

RES.R05-2578 Carried with Councillor Bose against.

The said By-law was then read for the second time.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 129 Amendment By-law 2005, No. 15877" pass its
second reading.

RES.R05-2579 Carried with Councillor Bose against.

It was then
Community Plan By-law, 1996, No. 12900, No. 129 Amendment By-law 2005, No. 15877" be held at the City Hall on November 28, 2005, at 7:00 p.m.
RES.R05-2580
Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Official
Carried

It was
No. 12000, Amendment By-law, 2005, No. 15878" pass its first reading.
RES.R05-2581
Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
Carried with Councillor Bose against.

The said By-law was then read for the second time.

It was
No. 12000, Amendment By-law, 2005, No. 15878" pass its second reading.
RES.R05-2582
Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
Carried with Councillor Bose against.

It was then
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15878" be held at the City Hall on November 28, 2005, at 7:00 p.m.
RES.R05-2583
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
Carried

It was
No. 12000, Amendment By-law, 2005, No. 15879" pass its first reading.
RES.R05-2584
Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
Carried with Councillor Bose against.

The said By-law was then read for the second time.

It was
No. 12000, Amendment By-law, 2005, No. 15879" pass its second reading.
RES.R05-2585
Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
Carried with Councillor Bose against.

It was then
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15879" be held at the City Hall on November 28, 2005, at 7:00 p.m.

RES.R05-2586

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning
Carried

It was
No. 12000, Amendment By-law, 2005, No. 15880" pass its first reading.

RES.R05-2587

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried with Councillor Bose against.

The said By-law was then read for the second time.

It was
No. 12000, Amendment By-law, 2005, No. 15880" pass its second reading.

RES.R05-2588

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried with Councillor Bose against.

It was then
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15880" be held at the City Hall on November 28, 2005, at 7:00 p.m.

RES.R05-2589

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
Carried

It was
No. 12000, Amendment By-law, 2005, No. 15881" pass its first reading.

RES.R05-2590

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried with Councillor Bose against.

The said By-law was then read for the second time.

It was
No. 12000, Amendment By-law, 2005, No. 15881" pass its second reading.

RES.R05-2591

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried with Councillor Bose against.

It was then
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15881" be held at the
 City Hall on November 28, 2005, at 7:00 p.m.
 RES.R05-2592 Carried

C. CORPORATE REPORTS

PLANNING & DEVELOPMENT

Item No. L010 Application for Inclusion of Property at 18588 - 2 Avenue
 in the Agricultural Land Reserve to Permit the
 Development of a Farm-based Winery (Application
 No. 7905-0151-00)
 File: 7905-0151-00; 6880-20-75

The General Manager of Planning & Development submitted a report to provide information to Council, regarding dialogue between staff and the applicant that has occurred since July 25, 2005 and the requirements under the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36 (the "Act") and associated regulations respecting the role of local government in reviewing ALR inclusion applications and to recommend that Council authorize staff to forward the ALR inclusion application for the property at 18588 - 2 Avenue to the ALC with a recommendation that the application be denied.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council authorize staff to forward to
 the Agricultural Land Commission (the "ALC") Application No. 7905-0151-00
 for inclusion of the property at 18588 - 2 Avenue into the Agricultural Land
 Reserve (the "ALR") with a recommendation that the ALC deny the application
 and that the July 25, 2005 Planning Report, the Council resolution of
 July 25, 2005 and minutes of the delegation to Council of July 25, 2005 by the
 neighbours, also be included with the referral to the ALC.
 RES.R05-2593 Carried

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS**F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BY-LAWS**

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15249"

7903-0166-00 -686535 B.C. Ltd./686536 B.C. Ltd., c/o McElhanney Consulting Services Ltd. (James Pernu)

RA (BL 12000) to RF-9C and RF-12C (BL 12000) - Portion of 6930 - 192 Street - to allow subdivision into approximately 28 small single family lots, with coach houses, 6 with 9-metre (30 ft.) frontages, 22 with 12-metre (40 ft.) frontages and a remainder lot.

Approved by Council: December 15, 2003

- * Planning & Development advise that (see memorandum dated October 31, 2005 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15249" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2594

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15487"

7904-0103-00 -Surrey Memorial Hospital Foundation, c/o Richard Coulter

RA (BL 12000) to CD (BL 12000) - 13718, 13732, 13748 - 94A Avenue - to permit the development of a Withdrawal Management Centre and offices for health care related uses, to be located across from Surrey Memorial Hospital.

Approved by Council: September 7, 2004

Note: A Development Permit (7904-0103-00) on the site is to be considered for Final Approval under Item I.1(b).

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15487" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2595

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15698"
7903-0259-00 - 674709 BC Ltd., c/o Coastland Engineering & Surveying Ltd.
(Greg Sewell) and Modar/Martinique Developments
(Ken Radom)

RA and A-1 (BL 12000) to RF-12 (BL 12000) - 6175/6209 - 146 Street - to allow subdivision into 52 single family small lots.

Approved by Council: April 4, 2005

- * Planning & Development advise that (see memorandum dated November 2, 2005 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

In addition, Planning & Development advise that the applicant has confirmed compliance with riparian area setback guidelines and will plant additional trees along the rear property line of Lots 15-23.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15698" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2596

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15651"

7904-0244-00 - No. 262 Seabright Holdings Ltd.,
c/o Hunter Laird Engineering Ltd.

RA (BL 12000) to CD (BL 12000) - Portions of 3497 and
3519 - 148 Street - to permit the development of approximately
14 detached strata homes.

Approved by Council: February 7, 2005

Note: A Development Permit (7904-0244-00) on the site is to be considered for
Final Approval under Item I.1(f).

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15651" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2597

Carried with Councillor Bose against.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15438"

7903-0321-00 - Rajinder Aujla, Jaswinder Binpal, Joginder Hayer, Joginder Rai,
Mohinder Sanghera, c/o Citiwest Consulting Ltd.
(Roger Jawanda)

RA (BL 12000) to RF (BL 12000) - 6763 - 152 Street - to allow
subdivision into 4 single family lots. A "no-build" Restrictive Covenant
will be required on proposed Lot 4 that will restrict the further subdivision
of proposed Lot 4 into 3 additional lots until such time as the adjoining
lands develop.

Approved by Council: July 5, 2004

Note: This application is proceeding in conjunction with
Application 7996-0354-00, Item H.6.

- * Planning & Development advise that (see memorandum dated November 3, 2005
in by-law back-up) the building scheme which has been filed with the City Clerk
has been developed by a Design Consultant based on a character study of the
surrounding neighbourhood. The building scheme will be registered concurrently
with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219
Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15438" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R05-2598 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13232"
 7996-0354-00 - Rajinder Aujla, Jaswinder Binpal, Joginder Hayer, Joginder Rai,
 Mohinder Sanghera, c/o Citiwest Consulting Ltd.
 (Roger Jawanda)

RA (BL 12000) to RF (BL 12000) - 15146 - 68 Avenue - to allow the
 development of approximately 7 single family residential lots

Approved by Council: September 9, 1997

Note: This application is proceeding in conjunction with Application
 7903-0321-00, Item H.5.

- * Planning & Development advise that (see memorandum dated November 3, 2005
 in by-law back-up) the building scheme which has been filed with the City Clerk
 has been developed by a Design Consultant based on a character study of the
 surrounding neighbourhood. The building scheme will be registered concurrently
 with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219
 Restrictive Covenant will also be registered to tie the building scheme to the land.
- * Planning & Development advise that the Public Hearing on this application was
 held on October 6, 1997. As more than two years have passed since the Public
 Hearing, Council may wish to hold a new Public Hearing. The reason for the
 delay in bringing this application to Final Adoption was due to the subdivision
 layout being amended to accommodate adjacent development and to proceed in
 conjunction with an adjacent parcel (6763 - 152 Street, Application No.
 7903-0321-00, Item H.5 of this Agenda) that was not part of the original
 application.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1997, No. 13232" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R05-2599 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15628"

7904-0136-00 - 685302 B.C. Ltd., 667226 B.C. Ltd.,
Kuldip and Kawaljit Chehil, c/o McElhanney Consulting
Services Ltd. (James Pernu)

RA (BL 12000) to RF-12 (BL 12000) - 7025, 7041, 7061 and
7095 - 150 Street - to permit subdivision into 64 single family small lots
and park.

Approved by Council: January 24, 2005

- * Planning & Development advise that (see memorandum dated November 3, 2005 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

In addition, Planning & Development advise that the Development Application was referred to staff to work with the applicant to save more trees with the current compact lots and provide a full report back to Council prior to final adoption. Corporate Report L009 was received by Council on July 11, 2005 and summarized opportunities for further tree preservation within the development including a revised subdivision layout with the retention of additional by-law sized trees within a park in the southeast corner of the site and additional trees to be preserved within private property through additional building setbacks. The applicant will also provide 3 upsized trees per lot in addition to the trees to be planted in the boulevard.

- * Planning & Development advise that it is now in order for Council to pass a resolution amending the East Newton South Neighbourhood Concept Plan to redesignate the site from Low Density Compact Housing, Urban Single Family Residential and Elementary School to Single Family Small Lots.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council amend the East Newton South
Neighbourhood Concept Plan to redesignate the site from Low Density Compact
Housing, Urban Single Family Residential and Elementary School to Single
Family Small Lots.

RES.R05-2600

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15628" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R05-2601 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15699"
 7903-0444-00 - 693500 B.C. Ltd., c/o Coastland Engineering & Surveying Ltd.,
 (Michael Helle)

A-1 (BL 12000) to RH-G (BL 12000) - 3926 - 156 Street to allow
 subdivision into 10 lots.

Approved by Council: April 4, 2005

* Planning & Development advise that (see memorandum dated November 4, 2005
 in by-law back-up) the building scheme which has been filed with the City Clerk
 has been developed by a Design Consultant based on a character study of the
 surrounding neighbourhood. The building scheme will be registered concurrently
 with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219
 Restrictive Covenant will also be registered to tie the building scheme to the land.

In addition, the application is affected by Engineering Department Corporate
 Report R143 regarding the possible opening of 156 Street through to 40 Avenue.
 The report was approved on June 13, 2005 recommending public consultation be
 undertaken regarding the ultimate Stop Up and Close By-law for 156 Street. A
 final corporate report by the Engineering Department that addresses the outcome
 of 156 Street is still under staff review.

Pending completion of this report, the applicant has provided securities and a
 subdivision layout showing a cul-de-sac to protect both options of 156 Street
 being opened or closed. Furthermore, regardless of a closed or open road, the
 building scheme contains provisions to ensure that a consistent and attractive
 front of the house and streetscape will be created along 156 Street.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15699" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R05-2602 Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 36 Amendment By-law 2000, No. 14147"

7900-0211-00 - Foundation Properties (Cloverdale Ltd.)

To authorize the redesignation of the properties 19095 and 19061 - 54 Avenue from Suburban (SUB) to Industrial (IND).

Approved by Council: October 16, 2000

This By-law is proceeding in conjunction with By-law 14148.

- * Planning & Development advise that (see memorandum dated November 4, 2005 in by-law backup) the Public Hearing on this application was held on November 20, 2000. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing. The reason for the delay in bringing this application to Final Adoption was due to pending installation of service by the City of Surrey. This work has now been completed and the subject property has recently been sold to the current owner who wishes to proceed with the development of the land.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 36 Amendment By-law 2000, No. 14147" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2603

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14148"

7900-0211-00 - Foundation Properties (Cloverdale Ltd.)

RA (BL 12000) to IL (BL 12000) - 19095 and 19061 - 54 Avenue - to facilitate future industrial development.

Approved by Council: October 16, 2000

This By-law is proceeding in conjunction with By-law 14147.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14148" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2604

Carried

11. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 116 Amendment By-law, 2005, No. 15726".

7904-0318-00 - Richmond Holdings Ltd., c/o Rick Johnson, Rimark Consulting Ltd.

To authorize the redesignation of the properties 17755 - 64 Avenue, 6460 Highway #15 (176 Street) from Industrial (IND) to Commercial (COM).

Approved by Council: April 18, 2005

This by-law is proceeding in conjunction with By-law 15727.

It was
Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 116 Amendment By-law, 2005, No. 15726" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2605

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15727"

7904-0318-00 - Richmond Holdings Ltd., c/o Rick Johnson, Rimark Consulting Ltd.

RA (BL 12000) to CD (BL 12000) - 17755 - 64 Avenue, 6460 Highway #15 (176 Street) - to allow the development of a shopping centre in North Cloverdale.

Approved by Council: April 18, 2005

This by-law is proceeding in conjunction with By-law 15726.

Note: A Development Permit (7904-0318-00) on the site is to be considered for Final Approval under Clerk's Report Item I.1(h).

- * At the May 18, 2005 Regular Council-Public Hearing meeting, Council passed the following resolution:

"That staff work with the owners of the neighbouring properties to discuss mutual access".

In response, Planning & Development advise that (see memorandum dated November 4, 2005 in by-law backup) the Engineering Department met with the concerned neighbours and consequently, submitted a memo to Mayor and Council

dated October 12, 2005 (see memo in by-law backup) outlining the access points available for the neighbouring properties. Council is further advised that at the request of the applicants, the hardiplank shown on proposed Building F is now replaced with metal cladding (galvalume) to rectify the error made by the project architect in the submission that formed part of the Planning Report that was considered at the April 18, 2005 Regular Council-Land Use meeting.

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15727" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2606

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0121-00**
Dwayne Jacobson/L.C. Holdings Ltd.
1751 King George Highway

Memo received from the Manager, Area Planning & Development Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7905-0121-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit
No. 7905-0121-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R05-2607

Carried

- (b) **Development Permit No. 7904-0103-00**
Richard Coulter/South Fraser HealthCare Foundation
13718/32/48 - 94A Avenue

Memo received from the Manager, Area Planning & Development Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7904-0103-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law 15487 under Item H.2.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Permit

No. 7904-0103-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R05-2608

Carried

- (c) **Development Permit No. 7902-0340-00**
Gerry Blonski/648118 B.C. Ltd., Inc. No. 648118
6814 - 152 Street

Memo received from the Manager, Area Planning & Development Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7902-0340-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Permit

No. 7902-0340-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R05-2609

Carried

- (d) **Development Permit No. 7904-0210-00**
Mark Ankenman and Darrin Collie/Toor & Pattar Enterprises,
Wadala Enterprises
10663 King George Highway

Memo received from the Manager, Area Planning & Development Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7904-0210-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Permit

No. 7904-0210-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R05-2610

Carried

- (e) **Development Permit No. 7905-0214-00**
Knight Signs/Canada Safeway Limited, Inc. No. 59394A
10355 King George Highway

Memo received from the Manager, Area Planning & Development Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7905-0214-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Permit

No. 7905-0214-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R05-2611

Carried

- (f) **Development Permit No. 7904-0244-00**
Hunter Laird Engineering Ltd./Birgitt and Friedrich Findler; No. 262
Seabright Holdings Ltd.
 3495 - 147A Street

Memo received from the Manager, Area Planning & Development Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7904-0244-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law 15651 under Item H.4.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Permit

No. 7904-0244-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R05-2612

Carried

- (g) **Development Permit No. 7903-0253-00**
Jim Toy, False Creek Design Group/KKBL No. 489 Ventures Ltd.
 13747 - 104 Avenue

Memo received from the Manager, Area Planning & Development Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7903-0253-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that

Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Permit No

7903-0253-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R05-2613

Carried

- (h) **Development Permit No. 7904-0318-00**
Rick Johnson/Richmond Holdings Ltd.
17755 - 64 Avenue and 6460 - 176 Street

Memo received from the Manager, Area Planning & Development Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7904-0318-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law 15727 under Item H.12.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Permit

No. 7904-0318-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R05-2614

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Regular Council - Land Use

meeting do now adjourn.

RES.R05-2615

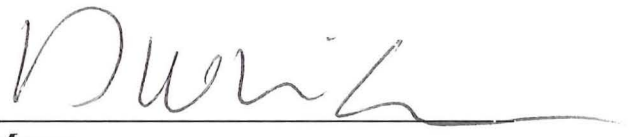
Carried

The Regular Council- Land Use meeting adjourned at 5:30 p.m.

Certified Correct:



City Clerk



Mayor