



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, FEBRUARY 20, 2006
Time: 5:09 p.m.

Present:

Mayor Watts
Councillor Villeneuve
Councillor Steele
Councillor Gill
Councillor Martin
Councillor Bose
Councillor Hunt
Councillor Higginbotham

Absent:

Councillor Hepner

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
General Manager, Parks, Recreation & Culture
Manager, Area Planning & Development, North Division
Manager, Current Planning & Development, South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. **7905-0257-00**
6638 - 176 Street; 17648 - 66A Avenue
Samuel M. Chan, Ionic Architecture Inc./KDM Holdings Inc., No. 679544
Development Permit
Development Permit to permit a 3-storey office/warehouse building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 6638 - 176 Street and 17648 - 66A Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 3-storey office building with partial warehouse on the main floor.

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 Steele
That:

1. Council authorize staff to draft Development Permit No. 7905-0257-00 in accordance with the attached drawings (Appendix III).
2. 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) consolidation of the properties located at 6638 - 176 Street and 17648 - 66A Avenue with corner-cut road dedication.

RES.R06-425

Carried

2. **7905-0329-00**
18515 - 53 Avenue and 5298 - 185A Street
Allan Deans/0717680 B.C. Ltd.
Development Permit
Development Permit to permit the construction of 3 concrete tilt-up concrete industrial buildings.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 18515 - 53 Avenue and 5298 - 185A Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of 3 concrete tilt-up industrial 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 Steele
That:

1. Council authorize staff to draft Development Permit No. 7905-0329-00 in accordance with the attached drawings (Appendix III).
2. 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) revisions to the landscape plan with respect to location of planting material within the landscape strip at the rear of the site;
 - (c) revision to the site plan, showing relocation of the caretaker units to allow for improved surveillance of the site;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) completion of consolidation of Lots 5 and 6 at the Land Title Office.

RES.R06-426

Carried

FLEETWOOD/GUILDFORD

3. **7905-0353-00**
16042 - 84 Avenue
Nolan Fisher, Philmon Properties Ltd./Philmon Properties Ltd.
OCP Amendment/Temporary Use Permit
OCP Amendment to declare the site a Temporary Commercial Use Permit Area and a Temporary Commercial Use Permit to allow for staff parking for a period not to exceed two years.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and a Temporary Use Permit application on property located at 16042 - 84 Avenue.

The applicant is proposing:

- an OCP amendment to declare the site a Temporary Commercial Use Permit Area; and

- a Temporary Commercial Use Permit

in order to allow the subject site to be used for additional staff parking for the Fleetwood Arms Pub for a period not to exceed two years.

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 Steele
That:

1. a By-law be introduced to declare the property a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council approve Temporary Commercial Use Permit No. 7905-0353-00 (Appendix V) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a landscaping plan and cost estimate to the satisfaction of the City's Landscape Architect;
 - (b) submission of adequate security to ensure the installation of landscaping; and
 - (c) submission of sufficient security to ensure the use is discontinued after the expiry of the Temporary Commercial Use Permit.

RES.R06-427 Carried

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 60 Amendment By-law 2006, No. 15958"
pass its first reading.

RES.R06-428 Carried

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

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 60 Amendment By-law 2006, No. 15958"
pass its second reading.

RES.R06-429 Carried

It was then
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 60 Amendment By-law
 2006, No. 15958" be held at the City Hall on March 6, 2006, at 7:00 p.m.
 RES.R06-430 Carried

SURREY CITY CENTRE/WHALLEY

4. 7905-0391-00

10312 King George Highway

Ian Annand/KBK No. 196 Ventures Ltd.

Development Permit/Development Variance Permit

Development Permit to permit new fascia signage and reconfigure parking.

Development Variance Permit to increase the maximum allowable height of a free-standing sign from 3.66 metres (12 ft.) to 10.67 metres (35 ft.) and to increase the allowable width of a free-standing sign.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10312 King George Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the Sign By-law to:
 - increase the maximum allowable height of a free-standing sign from 3.66 metres (12 ft.) to 10.67 metres (35 ft.); and
 - permit the width of the free-standing sign to exceed two-thirds of the height of the free-standing sign

in order to permit the development of new signage and reconfigure parking at the existing PriceSmart Foods store in 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 Steele
 That:

1. Council authorize staff to draft Development Permit No. 7905-0391-00 in accordance with the attached drawings.

2. Council approve Development Variance Permit No. 7905-0391-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the maximum allowable height of a free-standing sign from 3.66 metres (12 ft.) to 10.67 metres (35 ft.); and
 - (b) permit the width of the free-standing sign to exceed two-thirds of the height of the free-standing sign.
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) approval of Development Variance Permit No. 7905-0391-00.

RES.R06-431

Carried

5. **7905-0390-00**
13639 - 104 Avenue
Joon Koh, Hanla Enterprises Ltd./Tropics Holdings Ltd.
Liquor License Amendment - Patron Participation (Karaoke)
Liquor License Amendment to permit patron participation in the form of karaoke.

The General Manager of Planning & Development submitted a report concerning an application for a Liquor License Amendment on property located at 13639 - 104 Avenue.

The applicant is proposing:

- a Liquor License Amendment application

in order to permit patron participation in the form of karaoke.

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 Steele
Seconded by Councillor Villeneuve
That:

1. Council approve the following proposed food primary liquor license amendment to proceed to Public Notification:
 - (a) the addition of patron participation entertainment in the form of karaoke.

RES.R06-432

Carried with Councillor Hunt against.

6. **7904-0135-00**
10198 Grace Road
Raj Pattar/Sumitter Singh Pattar
 Temporary Industrial Use Permit
Temporary Industrial Use Permit to allow for the operation of a temporary truck parking facility.

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Industrial Use Permit on property located at 10198 Grace Road.

The applicant is proposing:

- a Temporary Industrial Use Permit

in order to allow a truck parking facility for a period not to exceed two years.

Patrick Burke, Aplin & Martin Consultants was in attendance and commented that he represented the owners and that this application has extenuating circumstances.

Councillor Higginbotham left the meeting at 5:12 p.m.

He continued that there have been delays due to personal issues such as illness and legal actions surrounding the applicant and his family. He noted that the family has been sidetracked with more important issues than getting a timely response to temporary truck park matters. He added that granting the permit would ensure a partial upgrading of the site and that there are landscaping requirements in place. He then added that he understood the NCP's intent of rezoning directed by Council to clean up the area. He continued that the adjacent properties are both zoned to prevent temporary truck parking and asked that Council take that into consideration. He added that this area is currently underdeveloped and as an interim solution, would help the applicant pay their taxes and provide clean up on site until land assembly and redevelopment takes place. He added that the applicant would remove the trailer to reduce the sanitary service requirement and that no preloading is going on at this site.

Delegation

A family member was in attendance and commented that the shingle mill was still in operation.

The General Manager, Planning & Development was recommending that the application be denied.

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Application 7904-0135-00 be referred

to staff.

RES.R06-433

Carried

RESIDENTIAL/INSTITUTIONAL**CLOVERDALE/CLAYTON**

7. **7905-0394-00**
6059, 6067, 6073 - 166 Street and 6064 - 165A Street
Hugh Carter, Qualico Developments (Vancouver) Inc., Inc.
No. 26101A/Qualico Developments (Vancouver) Inc., Inc. No. 26101A
Development Variance Permit
Development Variance Permit to increase the side yard setback of the attached garage portion of the principal building for 4 recently approved RF-9 (Type III) lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 6059, 6067, 6073 - 166 Street and 6064 - 165A Street.

The applicant is proposing:

- a Development Variance Permit to vary the following RF-9 Zone regulations:
 - for Lots 8, 9 and 10, increase the side yard setback for the attached garage portion of the principal building from 0.0 m (0 ft.) to 0.9 m (3.0 ft.); and
 - for Lot 14 increase the side yard setback of the attached garage portion of the principal building from 0.0 m (0 ft.) to 1.6 metres (5 ft.)

in order to accommodate attached garages on four recently approved RF-9 Type II lots in West Cloverdale North.

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. 7905-0394-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to increase the side yard setback of the RF-9 Zone for the attached garage portion of the principal building for Lots 8, 9 and 10 from 0.0 metre (0.0 ft.) to 0.9 metres (3.0 ft.); and

- (b) to increase the side yard setback of the RF-9 Zone for the attached garage portion of the principal building for Lot 14 from 0.0 metres (0.0 ft.) to 1.6 metres (5 ft.).

RES.R06-434

Carried

Councillor Bose noted that he had inadvertently remained at the meeting for Item 7 stating that his family has property holdings in the area.

- 8. 7904-0259-00**
17475 - 64 Avenue and 17483 - 64 Avenue
Mike Helle, Coastland Engineering & Surveying Ltd./C-Cone Holdings Inc.,
Inc. No. 635269
 OCP Amendment/Rezoning/Development Permit/Development Variance Permit
Amend OCP from Suburban to Urban and rezone from RA to RF-12 to permit approximately 12 small single family lots. Development Permit to establish buffering requirements along the ALR. DVP to vary the RF-12 Zone to permit driveways from the front for proposed Lots 5 to 8.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 17475 - 64 Avenue and 17483 - 64 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban for the north portion of the site;
- a rezoning from RA to RF-12;
- a Development Permit; and
- a Development Variance Permit to vary the following regulations of the RF-12 Zone:
 - to vary the off-street parking requirement for proposed Lots 5 to 8 to allow driveways from the fronting street

in order to allow subdivision into approximately 12 small single family 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 Higginbotham
 That:

1. a By-law be introduced to redesignate the north portion of the site from Suburban to Urban 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 the site 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.
4. Council authorize staff to draft Development Permit No. 7904-0259-00 in accordance with the attached drawings (Appendix V).
5. Council approve Development Variance Permit No. 7904-0259-00 (Appendix XII), varying the following, to proceed to Public Notification:
 - (a) to vary the provisions in the RF-12 Zone for proposed Lots 5 to 8 to allow driveways from the fronting street.
6. 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) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation;
 - (e) submission of a landscaping cost estimate for the required landscaping within the buffer areas to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" within the 20-metre (65 ft.) wide buffer area along the ALR boundary;
 - (g) registration of a "no build" Section 219 Restrictive Covenant on proposed Lots 4 and 12 until future consolidation with the adjacent property to the east at 17505 - 64 Avenue;

- (h) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications;
- (i) registration of a 2.5-metre (18 ft.) wide right-of-way for public access along the south property line of all proposed lots fronting 64 Avenue, to accommodate the Hook Greenway;
- (j) provision of cash-in-lieu for the construction of the required landscaping for the Hook Greenway (64 Avenue) to the satisfaction of the Parks, Recreation & Culture Department;
- (k) registration of a Section 219 Restrictive Covenant advising future home owners of the existing farm operations on the adjacent agricultural lands; and
- (l) registration of a Section 219 Restrictive Covenant on proposed Lots 1 – 4 to prohibit the installation or construction of any fence along the south property lines fronting 64 Avenue.

7. Council pass a resolution to amend the West Cloverdale Local Area Plan to redesignate the north portions of the site from ½ Acre Suburban Single Family to Urban Single Family when the corresponding by-laws are considered for final adoption.

RES.R06-435

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That “Surrey Official Community Plan

By-law, 1996, No. 12900, No. 134 Amendment By-law 2006, No. 15959” pass its first reading.

RES.R06-436

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That “Surrey Official Community Plan

By-law, 1996, No. 12900, No. 134 Amendment By-law 2006, No. 15959” pass its second reading.

RES.R06-437

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on “Surrey Official

Community Plan By-law, 1996, No. 12900, No. 134 Amendment By-law 2006, No. 15959” be held at the City Hall on March 6, 2006, at 7:00 p.m.

RES.R06-438

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15960" pass its first reading.
RES.R06-439 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15960" pass its second reading.
RES.R06-440 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15960" be held at the
City Hall on March 6, 2006, at 7:00 p.m.
RES.R06-441 Carried

FLEETWOOD/GUILDFORD

9. **7904-0381-00**
10018 - 173 Street
Tony Mikes, ABM Engineering Services/Gurpaul Banes
Rezoning/Development Variance Permit
Rezone from RA to RH to allow subdivision into two single family lots.
Development Variance Permit to reduce the front yard setback of the RH Zone
and the rear setback from the Terasen Pipeline right-of-way for one proposed lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit on property located at 10018 - 173 Street.

The applicant is proposing:

- a rezoning from RA to RH; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the minimum front yard setback of the RH Zone from 7.5 metres (25 ft.) to 3.9 metres (12.8 ft.) for proposed Lot 2; and
 - to reduce the minimum rear setback from the Terasen Pipeline right-of-way in Part 4 General Provisions, from 7.5 metres (25 ft.) to 2.1 metres (6.56 ft.) for proposed Lot 2

in order to allow subdivision into two single family 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 Steele
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0381-00 (Appendix X), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RH Zone, for proposed Lot 2, from 7.5 metres (25 ft.) to 3.9 metres (12.8 ft.); and
 - (b) to reduce the minimum rear setback from the Terasen Pipeline right-of-way in Part 4 General Provisions, for proposed Lot 2, from 7.5 metres (25 ft.) to 2.1 metres (6.56 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from Ministry of Transportation;
 - (d) approval from Terasen Pipelines;
 - (e) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (f) ensure that the existing non-conforming duplex on the subject site is converted to a single family dwelling, to the satisfaction of the General Manager, Planning and Development.

RES.R06-442

Carried with Councillors Villeneuve and Bose against.

- to reduce the front yard setback of an accessory structure from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.)

in order to permit the development of a telecommunication tower.

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 Steele
That:

1. Council approve Development Variance Permit No. 7905-0381-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum height of a free-standing telecommunication tower from 12 metres (39.4 ft.) to 36.0 metres (118 ft.); and
 - (b) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25.0 ft.) to 5.0 metres (16.4 ft.).

RES.R06-446

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

11. **7905-0210-00**
6155 Killarney Drive
CitiWest Consulting Ltd./Surinderpal Singh Saran and Sukchain Jeet Saran
Rezoning/Development Variance Permit
Rezone from RA to CD to permit subdivision into 5 half-acre gross density single family lots. Development Variance Permit to relax front yard setback for an existing dwelling.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 6155 Killarney Drive.

The applicant is proposing:

- a rezoning from RA to CD; and
- a Development Variance Permit to vary the following by-law regulation:
 - relax the front yard setback of the proposed CD Zone, for the existing dwelling on proposed Lot 5 from 7.5 metres (25 ft.) to 5.2 metres (17 ft.)

in order to allow subdivision into five (5) half-acre gross density single family 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 Steele
That:

1. a By-law be introduced to rezone the property from "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.
2. Council approve Development Variance Permit No. 7905-0210-00 (Appendix IX), varying part 2. F. Yards and Setbacks of the proposed CD Zone as follows, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) to allow retention of the existing dwelling on proposed on Lot 5.
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 an acceptable tree survey, a statement regarding tree preservation, and a landscaping plan and financial security for a 10-metre (33 ft.) wide landscape buffer along 152 Street to the specifications and satisfaction of the City Landscape Architect;
 - (d) registration of a 10-metre (33 ft.) wide statutory right-of-way over the westerly 10-metre (33 ft.) portion of proposed Lot 1 for a natural landscaped buffer adjacent to 152 Street;
 - (e) registration of "No Build" Restrictive Covenant on proposed Lot 1 to protect the landscape buffer and a minimum 7.5-metre (25 ft.) rear yard setback for the dwelling from the east boundary of the landscaped buffer right-of-way; and

- (f) provision of cash-in-lieu of parkland to the satisfaction of the Parks, Recreation and Culture Department.

RES.R06-447

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15962" pass its first reading.

RES.R06-448

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15962" pass its second reading.

RES.R06-449

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15962" be held at the
 City Hall on March 6, 2006, at 7:00 p.m.

RES.R06-450

Carried**12. 7905-0207-00****12964 - 60 Avenue****McElhanney Consulting Services Ltd./Dilbach Bains and Rupinder Bains**

OCP Amendment/Rezoning

*OCP amendment from Suburban to Urban and rezoning from RA to RF-12 and
 RF-9 in order to create 19 small single family lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on property located at 12964 - 60 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to RF-12 and RF-9

in order to allow development into 19 small single family 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 Steele
That:

1. a By-law be introduced to redesignate the property from Suburban to Urban and a date for Public Hearing be set (Appendix XI).
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 site identified as Block B on the plan attached as Appendix X from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and the portion of the site identified as Blocks A and C on Appendix X 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.
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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) vehicular access and road requirements to be completed in coordination with the adjacent parcels to the west at 12942 - 60 Avenue; and
 - (f) registration of a Section 219 Restrictive Covenant for a no-build area in order to preserve trees on proposed Lots 10 to 12.

RES.R06-451

Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 135 Amendment By-law 2006, No. 15963" pass its
first reading.
RES.R06-452 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 Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 135 Amendment By-law 2006, No. 15963" pass its
second reading.
RES.R06-453 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 135 Amendment By-law 2006,
No. 15963" be held at the City Hall on March 6, 2006, at 7:00 p.m.
RES.R06-454 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15964" pass its first reading.
RES.R06-455 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 Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15964" pass its second reading.
RES.R06-456 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15964" be held at the
City Hall on March 6, 2006, at 7:00 p.m.
RES.R06-457 Carried

13. **7905-0044-00**
5872 - 126 Street
Clarence Arychuk, Hunter Laird Engineering Ltd./Bhupinder Toor,
Rabinder Toor, Gurjit Brar and Jagroop Brar
 OCP Amendment/Rezoning
OCP Amendment from Suburban to Urban. Rezone from RA to RF and CD to permit subdivision into five (5) urban sized lots and three (3) suburban type transition lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on property located at 5872 - 126 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to RF and CD

in order to allow subdivision into five (5) urban sized lots and three (3) suburban type transition 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 Steele
 That:

1. a By-law be introduced to redesignate the property from Suburban to Urban and a date for Public Hearing be set (Appendix XII).
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 shown on Appendix XI attached from "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.
4. a By-law be introduced to rezone Block B shown on Appendix XI attached from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

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 layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of an acceptable finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (e) registration of a Section 219 Restrictive Covenant on proposed Lots 4, 5, 6, 7 and 8 to ensure tree retention.

RES.R06-458

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 136 Amendment By-law 2006, No. 15965" pass its first reading.

RES.R06-459

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 136 Amendment By-law 2006, No. 15965" pass its second reading.

RES.R06-460

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 136 Amendment By-law 2006, No. 15965" be held at the City Hall on March 6, 2006, at 7:00 p.m.

RES.R06-461

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15966A" pass its first reading.
RES.R06-462 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15966A" pass its second reading.
RES.R06-463 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15966A" be held at the
City Hall on March 6, 2006, at 7:00 p.m.
RES.R06-464 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15966B" pass its first reading.
RES.R06-465 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15966B" pass its second reading.
RES.R06-466 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15966B" be held at the
City Hall on March 6, 2006, at 7:00 p.m.
RES.R06-467 Carried

SOUTH SURREY

14. **7905-0367-00**
2230 – 138 Street
Harp Hoonjan (Platinum Projects Ltd.)/Harpreet Hoonjan and
Harinder Hoonjan
Rezoning
Rezone from RA to RH to allow subdivision into 2 half-acre single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 2230 - 138 Street.

The applicant is proposing:

- a rezoning from RA to RH

in order to allow subdivision into two (2) half-acre single family 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 Bose
Seconded by Councillor Steele
That:

1. A By-law be introduced to rezone the property from "One-Acre Residential" Zone (RA) (By-law No. 12000) to "Half-Acre Residential" Zone (RH) (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 to ensure the future relocation of the existing driveway from the portion of 138 Street road allowance to the proposed cul-de-sac; and

- (e) submission of financial contributions and securities for installation of perimeter fencing and park entry upgrades.

RES.R06-468

Carried

It was

Moved by Councillor Bose
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15967" pass its first reading.

RES.R06-469

Carried

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

It was

Moved by Councillor Bose
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15967" pass its second reading.

RES.R06-470

Carried

It was then

Moved by Councillor Bose
 Seconded by Councillor Higginbotham
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15967" be held at the
 City Hall on March 6, 2006, at 7:00 p.m.

RES.R06-471

Carried

- 15. 7905-0110-00**
12513 and 12515 - 25 Avenue
Errol Freeman/Errol Freeman, Vicki Southeran, Nancy Fowler and
Michael Fowler
 Rezoning
Rezoned from RM-D to RF to permit subdivision into two single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 12513 and 12515 - 25 Avenue.

The applicant is proposing:

- a rezoning from RM-D to RF

in order to allow subdivision into two (2) 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 Higginbotham
That:

1. a By-law be introduced to rezone the property from "Duplex Residential Zone (RM-D)" (By-law No. 12000) 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) 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of financial securities for replacement of boulevard trees proposed to be removed in accordance with Parks, Recreation and Culture Department requirements; and
 - (e) removal of the existing duplex to the satisfaction of the Building Division.

RES.R06-472

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15968" pass its first reading.

RES.R06-473

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, 2006, No. 15968" pass its second reading.

RES.R06-474

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, 2006, No. 15968" be held at the
 City Hall on March 6, 2006, at 7:00 p.m.
 RES.R06-475 Carried

SURREY CITY CENTRE/WHALLEY

16. 7905-0208-00

10707 - 139 Street

Don Andrew, Creekside Architects Ltd./Ferguson Properties Ltd.

Rezoning/Development Permit

Rezone from RM-45 to CD. Development Permit to permit a 4-storey, 107-unit apartment building in Surrey City Centre.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 10707 - 139 Street.

The applicant is proposing:

- a rezoning from RM-45 to CD; and
- a Development Permit

in order to permit the development of a four (4) storey, 107-unit apartment building 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. a By-law be introduced to rezone the property from "Multiple Residential 45 Zone (RM-45)" (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 reduce the required indoor amenity space from 321 square metres (3.455 sq.ft.) to 65 square metres (706 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7905-0208-00 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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) the applicant register a statutory right-of-way over the walkway on the northern side of the site to allow for public rights of passage and maintenance.

RES.R06-476

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15969" pass its first reading.

RES.R06-477

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, 2006, No. 15969" pass its second reading.

RES.R06-478

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, 2006, No. 15969" be held at the
City Hall on March 6, 2006, at 7:00 p.m.

RES.R06-479

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL**SURREY CITY CENTRE/WHALLEY**

17. 7906-0035-00
12380 Old Yale Road and 12389 - 104 Avenue
M. Saar Architecture/504563 B.C. Ltd.
 NCP Amendment/Rezoning

NCP Amendment from Business Park to Institutional. Rezone from A-1 (By-law No. 5942) and A-1 (By-law No. 12000) to CD to allow private schools and ancillary uses.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan on properties located at 12380 Old Yale Road and 12389 - 104 Avenue.

Principal, Khalsa School

The delegation noted that the proposed location would provide opportunity to attend Khalsa School students living in the North Surrey and Coquitlam areas. He continued that the present school has traffic concerns and is full. He noted the proposed location would have less traffic congestion and he then stated that there are no current plans for dormitories on site.

The General Manager of Planning & Development was recommending that the report be received for information.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Application No. 7906-0035-00 be
 referred to staff to work with the applicant in developing and bringing forward
 conditions that will allow the applicant to proceed to public hearing.

RES.R06-480

Carried**C. CORPORATE REPORTS****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, 2005, No. 15868"

7905-0153-00 - Shawn and Grace Pinto, Scott and Camille Netherton,
c/o Scott Netherton

CD (BL 14591A) to RF (BL 12000) - Portion of 13503 - 62A Avenue - to consolidate a portion of the property to an existing RF-zoned lot at 13521 - 62 Avenue.

Approved by Council: November 7, 2005

- * Planning & Development advise that (see memorandum dated February 15, 2006 in bylaw backup) this lot line adjustment will not substantially alter the subdivision pattern, therefore, no building scheme is required to be registered at this time. The applicant has registered a Section 219 Restrictive Covenant to ensure registration of a building scheme if subdivision or any construction other than a 23.2 sq.m. (250 sq.ft.) deck enclosure occurs.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15868" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-481

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15635"

7904-0247-00 - Mackenzie Properties Ltd., c/o Gomberoff Bell Lyon Architects Inc. (Esperanza Rojas)

RA (BL 12000) to CD (BL 12000) - 6645- 192 Street - to permit the development of 38 townhouse units for Block A and future business park uses for Block B.

Approved by Council: January 24, 2005

Note: A Development Permit (7904-0247-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Hunt
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15635" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-482

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15715"

7904-0349-00 - 477962 B.C. Ltd., c/o Gomberoff Bell Lyon Architects
Group Inc. (Eileen Albang)

RA (BL 12000) to RM-30 (BL 12000) - 6623, 6595 and 6577 - 192 Street
- to permit a development consisting of approximately 102 townhouse
units.

Approved by Council: April 18, 2005

Note: A Development Permit (7904-0349-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b).

It was Moved by Councillor Hunt
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15715" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-483

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13122"

7996-0073-00 - Surrey Central Projects Ltd., c/o Coastland Engineering &
Surveying Ltd. (Mike Helle)

RS (BL 5942) to RF (BL 12000) - 15088 - 72 Avenue - to permit
subdivision into approximately 12 single family lots

Approved by Council: May 13, 1997

Note: The Public Hearing on this application was held on June 16, 1997. As
more than two years have passed since the Public Hearing, Council may
wish to hold a new Public Hearing.

* This application is proceeding jointly with Application 7903-0022-00, Item H.5.

- * Planning & Development advise that (see memorandum dated February 14, 2006 in by-law backup) the reason for the delay in bringing this application to Final Adoption was due to this project, and several others in the area, being on hold for several years due to sewer servicing issues that prevented completion of the projects. The sewer servicing issues have now been resolved.
- * In addition, Planning & Development advise that 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 Bose
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1997, No. 13122" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-484

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15355"

7903-0022-00 - Surrey Central Projects Ltd., c/o Coastland Engineering &
 Surveying Ltd. (Mike Helle)

RA (BL 12000) to RF (BL 12000) - 15106 - 72 Avenue - to allow
 approximately 12 single family residential lots.

Approved by Council: April 19, 2004

- * Planning & Development advise that (see memorandum dated February 14, 2006 in by-law back-up) one of the conditions of final adoption was the registration of a Section 219 Restrictive Covenant to ensure future consolidation with the adjacent lot to the west at 15088 - 72 Avenue. As this application is proceeding jointly with Application 7996-0073-00, Item H. 4 of this agenda, this Restrictive Covenant is no longer required.
- * In addition, Planning & Development advise that 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.
- * Furthermore, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Newton South Neighbourhood Concept Plan to delete the linear open space walkway from the subject site.

- It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend the East Newton South
Neighbourhood Concept Plan to delete the linear open space walkway from the
subject site.
- RES.R06-485 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15355" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
- RES.R06-486 Carried

INTRODUCTIONS

6. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2006,
No. 15956"

3900-20-15956/3900-30 - Council Initiative

Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended by replacing Schedule E - List of Properties Affected by In Stream Applications with an updated schedule. Schedule E has been revised to remove applications that have now been completed or which will be converted as part of the By-law 15957.

The Mayor noted that this item was not in order for consideration at this time.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15957"

3900-20-15957/3900-30 - Council Initiative (Zoning Conversion)

To amend "Surrey Zoning By-law, 1993, No. 12000" as amended, as follows:

- (a) To convert those properties that have achieved final adoption under the old Zoning By-law No. 5942, and now require conversion to an appropriate Zoning By-law No. 12000 zone;
- (b) Those properties that did not achieve completion and were closed, require conversion to a Zoning By-law No. 12000 zone which is equivalent to the original zone under Zoning By-law No. 5942;
- (c) Those properties that were inadvertently converted to an inappropriate Zoning By-law No. 12000 zone when Zoning By-law No. 12000 was adopted in 1993. These properties now require conversion to a more appropriate Zoning By-law No. 12000 zone;
- (d) Those properties that were zoned RFR-SS under Zoning By-law No. 5942 to allow for a secondary suite which were inadvertently not included in the secondary batch conversion by-law adopted by Council in 2002.

The Mayor noted that this item was not in order for consideration at this time.

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0247-00**
Wayne Perreault, c/o Homelife Benchmark Realty
MacKenzie Properties Ltd.
 6645 - 192 Street

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

"That Development Permit No. 7904-0247-00 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 15635 under Item H.2.

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

No. 7904-0247-00 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.R06-487

Carried

- (b) **Development Permit No. 7904-0349-00**
Eileen Albang, c/o Gomberoff Bell Lyon Architects Group Inc.
477962 B.C. Ltd., Inc. No. 477962
 6623, 6595 and 6577 - 192 Street

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

"That Development Permit No. 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 15715 under Item H.3.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit No. 7904 0349-00
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.R06-488

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the Regular Council - Land Use
meeting do now adjourn.

RES.R06-489

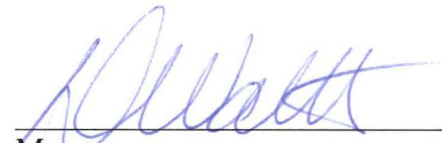
Carried

The Regular Council- Land Use meeting adjourned at 5:55 p.m.

Certified Correct:



City Clerk



Mayor