



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, APRIL 10, 2006**  
Time: 5:21 p.m.

#### Present:

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

#### Absent:

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

Acting City Manager  
City Clerk  
Acting General Manager, Planning & Development  
General Manager, Engineering  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division  
Land Development Engineer  
City Solicitor

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### NEWTON

1. **7906-0139-00**  
**15194 - 72 Avenue**  
**James Evans, Equitas Development Corporation/0706302 B.C. Ltd.**

Development Variance Permit

*Development Variance Permit to reduce the east and west side yard setbacks and reduce the minimum lot area for a proposed commercial building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15194 - 72 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - reduce the minimum easterly side yard setback from 7.5 metres (25 ft.) to 3.6 metres (12 ft.);
  - reduce the minimum westerly side yard setback from 7.5 metres (25 ft.) to 0 metre (0 ft.); and
  - reduce the minimum lot area from 2,000 square metres (21,528 sq.ft.) to 1,560 square metres (16,800 sq.ft.)

in order to permit the development of a commercial development in a comprehensively-planned neighbourhood commercial centre.

The Acting 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. 7906-0139-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum easterly side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.);
  - (b) to reduce the minimum westerly side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.); and
  - (c) to vary the minimum lot area of the C-5 Zone from 2,000 square metres (21,528 sq.ft.) to 1,560 square metres (16,800 sq.ft.).

RES.R06-818

Carried

## RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

2. **7906-0026-00**  
**9367 - 160A Street**  
**Charu Chopra**  
Rezoning

*Rezone from RF to CCR in order to permit a childcare centre, within a single family dwelling for a maximum of 25 children.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9367 - 160A Street.

The applicant is proposing:

- a rezoning from RF to CCR

in order to permit the development of a childcare centre, within a single family dwelling for a maximum of 25 children.

The Acting 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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Child Care Zone (CCR)" (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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) submission of building permit drawings that satisfactorily address Building Code requirements.

RES.R06-819 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 15991" pass its first reading.

RES.R06-820 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. 15991" pass its second reading.

RES.R06-821 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. 15991" be held at the  
City Hall on April 24, 2006, at 7:00 p.m.

RES.R06-822 Carried

3. **7905-0106-00**  
**9302 - 160 Street**  
**Michael Helle, Coastland Engineering & Surveying Ltd./Kathi Eileen Summers and Angela Christine Eddy**  
 Development Variance Permit  
*Development Variance Permit to relax the rear yard setback of the RF Zone to retain an existing garage.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 9302 - 160 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
  - to reduce the minimum rear yard setback for an accessory structure in the RF Zone from 1.8 metres (6 ft.) to 1.13 metres (3.7 ft.) for proposed Lot 1

in order to retain an existing garage.

The Acting 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. 7905-0106-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback for an accessory structure in the RF Zone from 1.8 metres (6 ft.) to 1.13 metres (3.7 ft.).

RES.R06-823

Carried

### SURREY CITY CENTRE/WHALLEY

4. **7905-0396-00**  
**9656/62/70/76/84 - 137A Street; 9653/61/71/77/87 - 137B Street;**  
**Portion of 137B Street**  
**Kirk Fisher, Lark Group/Fleetwood Villa Holdings Ltd., 0727873 B.C. Ltd.**  
 Rezoning/Development Permit  
*Rezone from RF and R-F (By-law No. 5942) to CD and Development Permit to permit a 315-bed care facility.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning , and a Development Permit application on properties

located at 9656/62/70/76/84 - 137A Street; 9653/61/71/77/87 - 137B Street;  
Portion of 137B Street.

The applicant is proposing:

- a rezoning from RF and R-F (By-law No. 5942) to CD; and
- a Development Permit

in order to permit the development of a 315-bed care facility north of Surrey Memorial Hospital in Surrey City Centre.

The Acting 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 site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Family Residential Zone (R-F)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0396-00 generally in accordance with the attached drawings (Appendix III).
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) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) resolution of all outstanding building design issues to the satisfaction of the City Architect;
  - (f) completion of the road closure and sale of a portion of 137B Street; and

- (g) removal of all buildings and structures to the satisfaction of the Building Division.

RES.R06-824

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 15992" pass its first reading.

RES.R06-825

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. 15992" pass its second reading.

RES.R06-826

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. 15992" be held at the  
 City Hall on April 24, 2006, at 7:00 p.m.

RES.R06-827

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### FLEETWOOD/GUILDFORD

#### 5. 7905-0245-00

**15611/19/41/59/73/89 - 104 Avenue; 15644/58/72 - 104A Avenue;  
 10441/73 - 157 Street, 10432/58/72/82/92 - 156 Street, portion of  
 10491 - 157 Street; Portion of 104 Avenue Lane; Portion of 104A Avenue  
 and Portion of 104A Avenue lane, dedicated on Plan 1832**

**Michael Burton-Brown/673168 B.C. Ltd.**

OCP Amendment/Rezoning/Development Permit/Development Variance Permit  
*OCP Amendment from Urban to Commercial. Rezone from RA to C-8 and  
 Development Permit to permit a multi-building shopping centre. Development  
 Variance Permit to relax setbacks.*

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 15611/19/41/59/73/89 - 104 Avenue;  
 15644/58/72 - 104A Avenue; 10441/73 - 157 Street,  
 10432/58/72/82/92 - 156 Street, portion of 10491 - 157 Street; Portion of

104 Avenue Lane; Portion of 104A Avenue and Portion of 104A Avenue lane, dedicated on Plan 1832.

The applicant is proposing:

- an OCP amendment from Urban to Commercial;
- a rezoning from RA to C-8;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to reduce the minimum front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.5 metres (7 ft.);
  - to reduce the minimum rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to zero for underground parking exit stairs;
  - to permit the garbage enclosure in the C-8 Zone to be located in the western side yard setback;
  - to reduce the required western side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for the garbage enclosure; and
  - to vary the Sign By-law to allow two fascia signs on the southern façade of the proposed grocery store;

in order to permit the development of a multi-building shopping centre.

The Acting 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 site from Urban to Commercial and a date for Public Hearing be set (Appendix VI).
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 "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7905-0245-00 generally in accordance with the attached drawings (Appendix III).

5. Council approve Development Variance Permit No. 7905-0245-00 (Appendix VII), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (b) to reduce the minimum rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to zero for underground parking exit stairs;
  - (c) to waive Section J.1 of the C-8 Zone to permit the garbage enclosure to be located in the western side yard setback;
  - (d) to reduce the minimum western side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 1.8 metre (6 ft.) for the garbage enclosure;
  - (e) to vary Section 27(2)(a) of the Sign By-law to allow two fascia signs on the south facade of the proposed grocery store.
  
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 an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) approval by Council of the proposed road and lane closures; and
  - (g) removal of all buildings and structures to the satisfaction of the Building Division.

RES.R06-828

Carried with Councillors Bose and Villeneuve against.



It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 137 Amendment By-law 2006, No. 15993" pass its  
first reading.  
RES.R06-829 Carried with Councillors Bose and  
Villeneuve 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. 137 Amendment By-law 2006, No. 15993" pass its  
second reading.  
RES.R06-830 Carried with Councillors Bose and  
Villeneuve against.

It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 137 Amendment By-law 2006,  
No. 15993" be held at the City Hall on April 24, 2006, at 7:00 p.m.  
RES.R06-831 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 15994" pass its first reading.  
RES.R06-832 Carried with Councillors Bose and  
Villeneuve against.

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. 15994" pass its second reading.  
RES.R06-833 Carried with Councillors Bose and  
Villeneuve against.

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. 15994" be held at the  
City Hall on April 24, 2006, at 7:00 p.m.  
RES.R06-834 Carried

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE/CLAYTON**

**6. 7905-0178-00**

**Portion of 7000 - 180 Street**

**Mr. Dan Weins, Park Lane Ventures Ltd./Park Lane Ventures  
(Provincetown) Ltd.**

Rezoning/Development Permit

*Rezone portions from RF-12, RM-23 and RA to CD and RM-15 to allow subdivision into 100 lots. Development Permit in order to allow construction of rowhouse units and manor homes.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at portion of 7000 - 180 Street.

The applicant is proposing:

- a rezoning from RF-12, RM-23 and RA to CD to CD and RM-15;
- an amendment of CD Zone (By-law No. 15167B); and
- a Development Permit

in order to facilitate the subdivision into approximately 100 small single family lots and construction of approximately 30 row housing units and 20 manor houses.

The Acting 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 rescind Fourth and Third Readings of CD By-law No. 15167B.
2. Council amend By-law No. 15167B by deleting the properties listed in Appendix XIV; amending the last paragraph of Section 1(b) to reduce the number of parcels to three; and to remove the survey plan attached that includes the deleted properties.
3. Council give Third Reading to By-law No. 15167B as amended.
4. Council give Final Adoption to By-law No. 15167B as amended.
5. a By-law be introduced to rezone Block A, Block B, and Block C as shown in Appendix I from "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), "Multiple Residential 23 Zone (RM-23)"(By-law

No. 12000), and "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing;

6. a By-law be introduced to rezone Block D shown in Appendix I from "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" and a date be set for Public Hearing;
7. Council authorize staff to draft Development Permit No. 7905-0178-00 generally in accordance with the attached drawings (Appendix III).
8. Council direct staff to bring forward an amendment to delete properties marked in Appendix IV from Development Variance Permit No. 7902-0358-00.
9. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering issues and requirements, 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) resolution of landscaping and colour issues to the satisfaction of the City Architect; and
  - (e) registration of maintenance and access agreements on the RM-23 lots.

RES.R06-835

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Council rescind Resolution

No. R04-2847 of the November 1, 2004 Regular Council - Land Use minutes passing final adoption of By-law No. 15167B.

RES.R06-836

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Council rescind Resolution  
No. R03-2814 of the November 17, 2003 Regular Council - Public Hearing  
minutes passing third reading of By-law No. 15167B.  
RES.R06-837 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Council amend By-law No. 15167B by  
deleting the properties listed in Appendix XIV; amending the last paragraph of  
Section 1(b) to reduce the number of parcels to three; and to remove the survey  
plan attached that includes the deleted properties.  
RES.R06-838 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003,  
No. 15167B."

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15167B" pass its third reading, as  
amended.  
RES.R06-839 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15167B" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R06-840 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 15995" pass its first reading.  
RES.R06-841 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 15995" pass its second reading.  
RES.R06-842 Carried

- RES.R06-843 It was then Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15995" be held at the  
City Hall on April 24, 2006, at 7:00 p.m.  
Carried
- RES.R06-844 It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 15996" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R06-845 It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 15996" pass its second reading.  
Carried
- RES.R06-846 It was then Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15996" be held at the  
City Hall on April 24, 2006, at 7:00 p.m.  
Carried

### SOUTH SURREY

7. **7905-0402-00**  
**14655 and 14685 Winter Crescent**  
**Michael Sanderson, Aplin & Martin Consultants Ltd./Moezeddin Mahallati**  
**and Sarehkhatoun Bashiri Mahallati, Edward Grant Gill, Irene Gill,**  
**Lawrence John Gill, Penelope Gill**  
OCP Amendment/Rezoning  
*OCP Amendment from Suburban to Urban and a rezoning from A-1 to CD to*  
*permit the development of 51 single family residential detached bare land strata*  
*lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on properties located at 14655 and 14685 Winter Crescent.

The applicant is proposing:

- an OCP amendment from Suburban and Urban to Urban; and

- a rezoning from A-1 to CD

in order to permit the development of 51 single family residential detached bare land strata lots.

The Acting 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 property from Suburban and Urban to Urban in the Official Community Plan and a date be set for Public Hearing (Appendix XIII).
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 property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (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) 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 and securities for landscaping within the proposed private amenity spaces to the specifications and satisfaction of the City Landscape Architect;
  - (e) final endorsement from the BC Ministry of Water, Land & Air Protection regarding the flood plain issue;
  - (f) final approval from the Department of Fisheries & Oceans (DFO) regarding watercourse preservation;

- (g) finalized design guidelines to the satisfaction of the City to be registered on title;
  - (h) final endorsement from the Inspector of Dykes (Ministry of Environment - MOE);
  - (i) final endorsement from the Surrey Dyking District;
  - (j) the location and design of the multi-use pathways (Greenway) are to be provided and adequate funds for construction of the multi-use pathways (Greenway) and enhancement of the riparian forest area to be submitted to the satisfaction of the Parks, Recreation & Culture Department;
  - (k) detailed designs for habitat compensation works within existing and proposed parkland and adequate maintenance monies for these works, are to be submitted to the satisfaction of the Parks, Recreation & Culture Department;
  - (l) adequately address the City's concerns about the use of existing or proposed public lands for private development compensation works, to the satisfaction of the Parks, Recreation & Culture Department and the Realty Services Division;
  - (m) adequately address concerns about the increase in population density for the area proposed through this OCP amendment, to the satisfaction of the Parks, Recreation & Culture Department; and
  - (n) final approval from BC Hydro.
5. Council pass a resolution to amend the King George Highway Corridor Land Use Development Concept Plan designation from "Nicowynd East (recreational residential and related uses under a comprehensive development" to "Clustering at Urban Single Family Density (8 upa)" for the entire site.

RES.R06-847

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 138 Amendment By-law 2006, No. 15997" pass its first reading.

RES.R06-848

Carried

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. 138 Amendment By-law 2006, No. 15997" pass its  
second reading.
- RES.R06-849 Carried
- It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 138 Amendment By-law 2006,  
No. 15997" be held at the City Hall on April 24, 2006, at 7:00 p.m.
- RES.R06-850 Carried
- It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 15998" pass its first reading.
- RES.R06-851 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. 15998" pass its second reading.
- RES.R06-852 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. 15998" be held at the  
City Hall on April 24, 2006, at 7:00 p.m.
- RES.R06-853 Carried

## C. CORPORATE REPORTS

- The Corporate Report under date of April 10, 2006 was considered and dealt with as follows:

**Item No. L004** Proposed Road Closure (Park Drive) and Subdivision  
Application No. 7902-0333-00 at 14063 Grosvenor Road -  
Road Closure By-law No. 15902  
File: 7902-0333-00



The Acting General Manager of Planning & Development submitted a report to respond to Council's request for additional information related to the development application associated with the proposed closure of a portion of Park Drive, adjacent to 14063 Grosvenor Road.

The Acting 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 Council:

1. Receive this report as information; and
2. Give consideration to final adoption of Road Closure By-law No. 15902.

RES.R06-854

Carried

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

**FINAL ADOPTION**

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 31 Amendment By-law, 2002, No. 14794"

7902-0010-00 - Jerry and Jane Hong, c/o Roy Holman

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A, Schedule B, Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Areas, by adding a new heading "Temporary Commercial Use Permit Area No. 9". This amendment is to permit a

temporary surface parking lot across from Surrey Memorial Hospital located at 13670 and 13686 - 94A Avenue.

Approved by Council: September 3, 2002

**Note:** See Temporary Commercial Use Permit No. 7902-0010-00, Clerk's Report Item I.2(a).

- \* Planning & Development advise that (see memorandum dated April 5, 2006 in by-law backup) the original application for a temporary parking lot consisted of the property at 13670 - 94A Avenue and a portion of the adjoining lot to the east at 13686-94A Avenue, to provide driveway access. This driveway portion is no longer available, as detailed in the memorandum in by-law backup, and as a result, a revised parking lot layout has been incorporated into the Temporary Commercial Use Permit. As the only lot proceeding with this application is 13670 - 94A Avenue, Council is requested to rescind third reading of By-law 14794, and amend the by-law to remove reference to the lot at 13686-94A Avenue prior to considering the by-law for final adoption.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Council rescind Resolution R02-2179  
 of September 30, 2002 Regular Council-Public Hearing Minutes passing Third  
 Reading of By-law No. 14794.

RES.R06-855 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Council amend By-law No. 14794 in  
 Section 1 by deleting the text "Lots 5 and 6" and inserting the text "Lot 5".

RES.R06-856 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Council amend By-law No. 14794 in  
 Section 1 by deleting the text "Lots 5 and 6" and inserting the text "Lot 5" pass its  
 third reading, as amended.

RES.R06-857 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, Text No. 31 Amendment By-law, 2002, No. 14794" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R06-858 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15687"

7904-0328-00 - Harjinder Sekhon, Jagtar Gill, Darshan Gill, Amar Dhaliwal, c/o H.Y. Engineering Ltd. (Richard Brooks)

RH (BL 12000) to RF and RF-12 (BL 12000) - 14768 - 68 Avenue - to allow subdivision into 2 single family residential lots, and 3 single family residential small lots.

Approved by Council: March 7, 2005

**Note:** Planning & Development advise that this application is no longer proceeding with RF-zoned lot to the west at 14748 - 68 Avenue and as a result is proceeding as a 5 lot subdivision rather than a 7 lot subdivision.

- \* Planning & Development advise that (see memorandum dated April 4, 2006 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 Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15687" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-859

Carried with Councillor Bose against.

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0344-00**  
**Parminder Singh and Sharanjit Kaur Parmar**  
10274 - 120 Street

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

"That Development Permit No. 7904-0344-00 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 Higginbotham  
That Development Permit

No. 7904-0344-00 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.R06-860

Carried

- (b) **Development Permit No. 7905-0379-00**  
**Walter Francl, Architect/Six Pointe Properties Ltd.**  
5265 - 185A Street

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

"That Development Permit No. 7905-0379-00 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 Higginbotham  
That Development Permit

No. 7905-0379-00 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.R06-861

Carried

## 2. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7902-0010-00**  
**Jerry Gee Chong Hong**  
**Jane Wait Hong**  
13670 - 94A Avenue

**Note:** See By-law 14794, Item H.1.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Temporary Commercial Use Permit  
 7902-0010-00 be issued to Jerry Gee Chong Hong and Jane Wait Hong to  
 continue the use of a temporary surface parking lot across from Surrey  
 Memorial Hospital for a period not to exceed two years, on the site more  
 particularly described as Lots 5, Section 33, Township 2, New  
 Westminster District, Plan 11488, and that the Mayor and Clerk be  
 authorized to sign the necessary documents.

RES.R06-862 Carried

**J. OTHER BUSINESS**

**1. Guildford Town Centre**

It was Moved by Councillor Bose  
 Seconded by Councillor Villeneuve  
 That staff report back with a summary on  
 what planning exercises were taken some years ago with respect to the Guildford  
 Town Centre.

RES.R06-863 Carried

**K. ADJOURNMENT**

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

RES.R06-864 Carried

The Regular Council- Land Use meeting adjourned at 5:45 p.m.

Certified Correct:

  
 \_\_\_\_\_  
 City Clerk

  
 \_\_\_\_\_  
 Mayor