



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JULY 24, 2006
Time: 3:15 p.m.

Present:

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

Absent:

Councillor Hunt
Councillor Martin

Staff Present:

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

Councillors Entering Meeting as Indicated:

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. 7906-0143-00

17533 - 64 Avenue

Edwin John Petursson/Edwin and Jay Petursson

Development Permit/Development Variance Permit

Development Permit to allow an addition to an industrial building. Development Variance Permit to relax the rear side yard setback.

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 17533 - 64 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulation:
 - to relax the rear yard setback of the CD Zone (By-law No. 14914) from 7.5 metres (25 ft.) to 0 metre

in order to permit the construction of an addition to an industrial building.

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 Bose
Seconded by Councillor Hepner
That:

1. Council authorize staff to draft Development Permit No. 7906-0143-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0143-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the "Comprehensive Development Zone (CD)" (By-law No. 14914) from 7.5 metres (25 ft.) to 0 metre.
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) issuance of Development Variance Permit No. 7906-0143-00.

RES.R06-1691

Carried

FLEETWOOD/GUILDFORD

2. **7906-0189-00**
15377 Guildford Drive
Rick Johnson, Rimark Consulting Services/Pattison Surrey Auto Mall Ltd., Inc. No. 693563
Development Permit/Development Variance Permit
Development Permit to permit the development of an automobile dealership.
Development Variance Permit to vary the building height to permit an architectural element and to vary the number of fascia signs permitted.

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 15377 Guildford Drive.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to increase the maximum building height in the CD Zone (By-law No. 15229) for the entrance architectural element from 9.0 metres (30 ft.) to 10.1 metres (33 ft.); and
 - to increase the maximum number of fascia signs permitted from 2 to 5

in order to permit the development of a Chrysler Jeep Dodge automobile dealership at the North Surrey Auto Mall.

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 Bose
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7906-0189-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0189-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of the CD Zone (By-law No. 15229) for the entrance architectural element from 9.0 metres (30 ft.) to 10.1 metres (33 ft.); and
 - (b) to increase the maximum number of fascia signs permitted from two (2) to five (5).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) approval of Development Variance Permit No. 7906-0189-00; and
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R06-1692

Carried

3. **7906-0057-00**
10588 - 160 Street
Llewellyn Fonseca, c/o Knight Signs/City of Surrey
Development Permit/Development Variance Permit
Development Permit to allow one new free-standing sign and Development Variance Permit to increase the maximum sign area and height of a sign.

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10588 - 160 Street.

The applicant is proposing:

- a Development Permit; and

- a Development Variance Permit to vary the following Sign By-law regulations:
 - to increase the maximum sign area of one identification sign (in the form of a free-standing sign) from 0.6 square metre (6 sq.ft.) to 16.1 square metres (173 sq.ft.); and
 - to increase the maximum height of one free-standing sign from 3.3 metres (12 ft.) to 7.0 metres (23 ft.)

in order to allow one new free-standing sign on the site of the Fraser Heights Recreation 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 Higginbotham
Seconded by Councillor Gill
That:

1. Council authorize staff to draft Development Permit No. 7906-0057-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0057-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) increase the maximum sign area of one identification sign (in the form of a free-standing sign) from 0.6 square metre (6 sq. ft.) to 16.1 square metre (173 sq. ft.); and
 - (b) increase the maximum height of one free-standing sign from 3.3 metres (12 ft.) to 7.0 metres (23 ft.).
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) issuance of Development Variance Permit No. 7906-0057-00.

RES.R06-1693

Carried

NEWTON

4. **7906-0203-00**
12788 - 76A Avenue
Ray Mand and Amritpal Gill, 678859 B.C. Ltd./678859 B.C. Ltd.
Director Information: Amritpal Gill, Amarjit Samra,
Officer Information: (as at October 7, 2005), Amritpal Gill (President),
Amarjit Samra (Secretary)
 By-law Amendment
Amend CD By-law No. 15399 to allow up to 50% retail sales of products produced on the lot or as part of the wholesale or warehouse operations.

The General Manager of Planning & Development submitted a report concerning an application to amend By-law No. 15399 on property located at 12788 - 76A Avenue.

The applicant is proposing:

- to amend CD By-law No. 15399

in order to allow up to 50% retail sales of products processed or manufactured on the lot or as part of the wholesale or warehouse operation.

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 Villeneuve
 Seconded by Councillor Steele
 That a By-law be introduced to amend
 Comprehensive Development By-law No. 15399 and a date be set for Public
 Hearing.

RES.R06-1694 Carried with Councillor Bose against.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15399 Amendment By-law, 2006,
 No. 16068" pass its first reading.

RES.R06-1695 Carried with Councillor Bose against.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15399 Amendment By-law, 2006,
 No. 16068" pass its second reading.

RES.R06-1696 Carried with Councillor Bose against.

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15399 Amendment
 By-law, 2006, No. 16068" be held at the City Hall on September 11, 2006, at
 7:00 p.m.

RES.R06-1697 Carried

SOUTH SURREY

5. **7906-0070-00**
14948 - 32 Avenue
Jeff Duncan, Teck Construction Ltd./384451 B.C. Ltd.
Director Information: Bernard Rosenblatt
Officer Information: (as at March 23, 2005),
Bernard Rosenblatt (President, Secretary)
Development Permit
Development Permit to permit the development of a Nissan car dealership.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 14948 - 32 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a Nissan car dealership.

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 Steele
That:

1. Council authorize staff to draft Development Permit No. 7906-0070-00 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 plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) completion of final design details, including final landscaping, to the satisfaction of the City Architect.

RES.R06-1698

Carried

SURREY CITY CENTRE/WHALLEY**6. 7906-0253-00****13373 King George Highway****Barnet Dembek Architects/Yellow Rose Investments Ltd.**

Development Permit

Development Permit to amend Development Permit No. 7900-0061-00 to permit exterior revisions to a motel under construction.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13373 King George Highway.

The applicant is proposing:

- a major amendment to Development Permit No. 7900-0061-00

in order to permit exterior revisions to a motel currently under construction.

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 Steele

That Council approve the attached

Development Permit No. 7906-0253-00 (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.R06-1699

Carried

7. 7904-0304-00**12175 - 104 Avenue****Ron Zeeman/421854 B.C. Ltd.****Director Information: Jacqueline Williams, Ronald Zeeman, Lena Zeeman****Officer Information: (as at March 9, 2006)****Jacqueline Williams, Ronald Zeeman, Lena Zeeman****421851 B.C. Ltd.****Director Information: Gordon George, Harry George****Officer Information: (as at March 9, 2006)****Gordon George, Harry George**

Development Permit

Development Permit to allow the construction of an industrial building in South Westminster.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12175 - 104 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit construction of an industrial building in South Westminster.

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 Steele
That:

1. Council authorize staff to draft Development Permit No. 7904-0304-00 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) completion of a road closure for 121 Street;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to require a minimum 4.4 metres (14.43 ft.) geodetic building elevation for flood proofing; and
 - (f) registration of a reciprocal access agreement with the adjoining westerly property at 10472 Scott Road.

RES.R06-1700

Carried

RESIDENTIAL/INSTITUTIONAL**FLEETWOOD/GUILDFORD****8. 7906-0039-00****15438 - 92 Avenue****Ian Foster/Ian Foster and Brooke Splichen**

Development Variance Permit

Development Variance Permit to relax parking requirements and to increase the permitted driveway width.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15438 - 92 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the minimum number of on-site parking spaces required in the Zoning By-law from 13 to 8; and
 - to increase the maximum residential driveway width permitted in the Highway and Traffic By-law from 6.0 metres (20 ft.) to 11.0 metres (36 ft.)

in order to accommodate an infant care program within an existing child care 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 Higginbotham

Seconded by Councillor Steele

That:

1. Council approve Development Variance Permit No. 7906-0039-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces required in the Zoning By-law from 13 to 8; and
 - (b) to increase the maximum residential driveway width permitted in the Highway and Traffic By-law from 6.0 metres (20 ft.) to 11.0 metres (36 ft.).

RES.R06-1701

Carried

9. **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., Top Notch Developments Ltd., Annadale Holdings Ltd., c/o
 H.Y Engineering Ltd. (Richard Brooks)
 680431 B.C. Ltd.
Director Information: Amarjit Kaur Saini, Jetinder Kaur Saini
Officer Information: (as at November 3, 2005)
 Amarjit Kaur Saini (President), Jetinder Kaur Saini (Secretary)
 OCP Amendment/Rezoning/Development Variance Permit
Amendments to OCP Amendment By-law No. 15874 and Zoning Amendment
By-law No. 15875 to permit subdivision into approximately 59 single family lots.
DVP to vary the maximum fence height.

The Acting 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 requesting:

- an amendment to OCP Redesignation By-law No. 15874;
- an amendment to Rezoning By-law No. 15875; 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 59 single family 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 Steele
 Seconded by Councillor Gill
 That:

1. Council rescind the resolution giving Third Reading of By-law No. 15874 and amend the by-law to reflect the new survey plan, (Appendix I) and a date be set for Public Hearing.
2. Council rescind Third Reading of By-law No. 15875 and amend the by-law to reflect the new survey plan, and a date be set for Public Hearing.

3. Council rescind the approval of Development Variance Permit No. 7905-0086-00 and approve the amended Development Variance Permit No. 7905-0086-00 (Appendix VI), 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.

4. 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 the completion of the landscaped buffers 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.

5. 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.R06-1702 Carried with Councillor Bose against.

It was Moved by Councillor Steele
Seconded by Councillor Gill
That Council rescind Resolution
No. R05-2763 of the November 28, 2005, Regular Council - Public Hearing
minutes passing third reading of By-law No. 15874.

RES.R06-1703 Carried with Councillor Bose against.

It was Moved by Councillor Steele
Seconded by Councillor Gill
That Council amend By-law No. 15874 and
amend the by-law to reflect the new survey plan.

RES.R06-1704 Carried with Councillor Bose against.

It was Moved by Councillor Steele
Seconded by Councillor Villeneuve
That the Public Hearing on By-law 15874 be
held at the City Hall on September 11, 2006, at 7:00 p.m.

RES.R06-1705 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That Council rescind Resolution
No. R05-2764 of the November 28, 2005, Regular Council - Public Hearing
minutes passing third reading of By-law No. 15875.

RES.R06-1706 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Council amend By-law No. 15875 and
amend the by-law to reflect the new survey plan.

RES.R06-1707 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on By-law 15875 be
held at the City Hall on September 11, 2006, at 7:00 p.m.

RES.R06-1708 Carried

NEWTON

10. 7906-0101-00
 6158, 6152, 6146, 6142, 6138, 6134, 6130, 6126, 6122, 6118,
 6114, 6110, 6106 and 6102 - 150 Street
**Isle of Mann Construction/Enver Creek Homes Ltd., Whispering Ridge
 Development Corporation**
 Development Variance Permit
*Development Variance Permit to vary the minimum separation between the
 principal building and detached garage for 14 lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 6158, 6152, 6146, 6142, 6138, 6134, 6130, 6126, 6122, 6118, 6114, 6110, 6106 and 6102 - 150 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - Part 17C Section F., Yards and Setbacks in order to reduce the minimum separation between the principal building and an accessory building from 6 metres (20 ft.) to between 4.9 metres (16.1 ft.) and 5.5 metres (18.0 ft.).

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 Steele
 That Development Variance Permit

No. 7906-0101-00 proceed to Public Notification.

RES.R06-1709

Carried

11. 7904-0046-00
 14583 and 14547 - 60 Avenue; 6063 and 6087 - 146 Street
**Hunter Laird Engineering Ltd./
 Amritpal and Jagdeep Gill, Didar and Jasvinder Mann
 0713426 BC Ltd.**
Director Information: Amritpal Singh Gill,
Officer Information: (as at January 11, 2006)
 Amritpal Singh Gill (President, Secretary)
 0736222 BC Ltd.
Director Information: Amritpal Singh Gill, Jagdeep Kaur Gill
Officer Information:
 Amritpal Singh Gill (President)
 Jagdeep Kaur Gill (Secretary)
 Rezoning

Rezone from RA to RF-9, RF-9C and RF-12 to allow subdivision into approximately 76 single family small lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 14583 and 14547 - 60 Avenue; 6063 and 6087 - 146 Street.

The applicant is proposing:

- a rezoning from RA to RF-9, RF-9C and RF-12

in order to allow subdivision into approximately 76 single family small 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 Higginbotham
Seconded by Councillor Steele
That:

1. By-law No. 15400 be filed.
2. a By-law be introduced to rezone the portion of the site identified as Block A on the plan attached as Appendix IX from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) the portion of the site identified as Block B in Appendix IX from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and the portion of the site identified as Block C in Appendix IX from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
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;
and

- (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lots 36 and 56 until future consolidation with the adjacent property to the north (6113 - 146 Street).

RES.R06-1710 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15400" be filed.

RES.R06-1711 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16069" pass its first reading.

RES.R06-1712 Carried with Councillor Bose against.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16069" pass its second reading.

RES.R06-1713 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16069" be held at the
City Hall on September 11, 2006, at 7:00 p.m.

RES.R06-1714 Carried

SOUTH SURREY

- 12. 7906-0288-00**
3245, 3248, 3228 and 3225 - 164A Street
Dhama Sahota, Bhupinder Litt and Kulwant Panesar
Restrictive Covenant Amendment
*To amend the Restrictive Covenant (Building Scheme) to permit in-ground
basements on Lots 2 to 5.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Restrictive Covenant on properties located at 3245, 3248, 3228 and 3225 - 164A Street.

The applicant is proposing:

- a Restrictive Covenant (Building Scheme) amendment

in order to permit the development of in-ground basements on Lots 2 to 5.

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

It was
amendments to the Restrictive Covenant (Building Scheme) to allow in-ground basements on Lots 2 to 5.

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That Council approve the proposed

RES.R06-1715

Carried

13. 7905-0365-00

13487 - 16 Avenue and Portions of 135 Street Road Allowance

Mr. Holden Yip, H.Y. Engineering Ltd./Deep Blue Investment Corporation, Inc. No. 751211

Rezoning/Development Variance Permit

Rezone from RA and RF to CD and RH-G to allow subdivision into four half-acre gross density lots. Development Variance Permit to allow a side yard setback relaxation for the existing dwelling.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 13487 - 16 Avenue and Portions of 135 Street Road Allowance.

The applicant is proposing:

- a rezoning from RA and RF to CD and RH-G; and
- a Development Variance Permit to vary the following by-law regulations:
 - relax the west side yard setback of proposed Lot 1 for existing dwelling from 3.0 metres (9.8 ft.) to 0.99 metre (3.2 ft.)

in order to allow subdivision into four half-acre gross density lots and the retention of the existing single family dwelling at 13487 - 16 Avenue.

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 Villeneuve
Seconded by Councillor Hepner
That:

1. a By-law be introduced to rezone the property, and portions of 135 Street shown as "Block A" and "Block B" on the plan attached as Appendix XI, from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "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. a By-law be introduced to rezone the portion of 135 Street shown as "Block C" on the plan attached as Appendix XI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7905-0365-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the CD Zone from 3.0 metres (9.8 ft.) to 0.99 metres (3.2 ft.) for the existing dwelling on Lot 1.
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) registration of a Section 219 Restrictive Covenant for "no build" on the east 15 metre portion of the development site to protect trees in the existing 135 Street road allowance and to provide a usable 5 metre (16.4 ft.) deep rear yard setback from the tree protection area for proposed dwellings on Lots 2, 3 and 4; and
 - (e) completion of a by-law to allow for the closure of the 135 Street unopened road allowance between 16 and 17 Avenues prior to final rezoning approval. The west 7 metres (22.9 ft) of this road

allowance is to be sold to the developer and the east 3 metres (9.8 ft) is to be sold to the property owners of 1659, 1671 and 1689 – 135A Street.

RES.R06-1716

Carried

It was

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2006, No. 16070A" pass its first reading.

RES.R06-1717

Carried

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

It was

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2006, No. 16070A" pass its second reading.

RES.R06-1718

Carried

It was then

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2006, No. 16070A" be held at the
City Hall on September 11, 2006, at 7:00 p.m.

RES.R06-1719

Carried

It was

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2006, No. 16070B" pass its first reading.

RES.R06-1720

Carried

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

It was

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2006, No. 16070B" pass its second reading.

RES.R06-1721

Carried

It was then

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2006, No. 16070B be held at the
City Hall on September 11, 2006, at 7:00 p.m.

RES.R06-1722

Carried

SURREY CITY CENTRE/WHALLEY**14. 7906-0165-00****12469 - 104 Avenue****Andy Aadmi, 388 Construction Ltd.****388 Construction Ltd., Inc. No. 698558****Director Information: Amarjit K. Aadmi, Andy Aadmi****(as at June 26, 2004)****JPSH Enterprises Inc., Inc. No. 712536****Director Information: Joginder P.S. Hans, Surinder Kaur Hans****(as at December 31, 2004)****Rezoning/Heritage Revitalization Agreement***Rezone the eastern portion of the property from PA-1 to RF and RF-12 to allow subdivision into 6 standard single family lots and 2 small single family lots, and Heritage Revitalization Agreement to retain the South Westminster School.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Heritage Revitalization Agreement on property located at 12469 - 104 Avenue.

The applicant is proposing:

- a rezoning of the eastern portion of the site from PA-1 to RF and RF-12; and
- a Heritage Revitalization By-law

in order to allow subdivision into six standard single family lots and two small single family lots, and retain the existing South Westminster School.

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 Villeneuve

Seconded by Councillor Higginbotham

That:

1. a By-law be introduced to rezone the property from "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) (Block B) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block C) as shown on the attached survey (Appendix I) and a date be set for Public Hearing.
2. a By-law be introduced to allow for a Heritage Revitalization Agreement for the South Westminster School on proposed Lot 9 (Appendix IX) and a date be set for Public Hearing.
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) the applicant adequately address Parks, Recreation & Culture concerns about the pressure this project will place on existing parks, recreation and cultural facilities in the neighbourhood; and
- (e) submission of written confirmation by the applicant's transportation engineer that the right-in only access on 104 Avenue is safe.

RES.R06-1723

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16071" pass its first reading.

RES.R06-1724

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16071" pass its second reading.

RES.R06-1725

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16071" be held at the
 City Hall on September 11, 2006, at 7:00 p.m.

RES.R06-1726

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Heritage Revitalization
 Agreement By-law, 2006, No. 16072" pass its first reading.

RES.R06-1727

Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Heritage Revitalization
Agreement By-law, 2006, No. 16072" pass its second reading.
RES.R06-1728 Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Public Hearing on "Surrey Heritage
Revitalization Agreement By-law, 2006, No. 16072" be held at the City Hall on
September 11, 2006, at 7:00 p.m.
RES.R06-1729 Carried

15. **7996-0292-00**
12244 - 102 Avenue
CitiWest Consulting/Ernest and Milena Crepnjak
Development Variance Permit
*Development Variance Permit to relax the minimum panhandle width for 4
proposed single family lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12244 - 102 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to relax the minimum width of 4 proposed panhandle lots from 4.5 metres (15 ft.) to 3.0 metres (10 ft.)

in order to allow subdivision into approximately 9 single family 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 Villeneuve
Seconded by Councillor Bose
That:

1. Council approve Development Variance Permit No. 7996-0292-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of 4 proposed panhandle lots (for proposed Lots 2, 3, 7 and 8) from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).

RES.R06-1730 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

- 16. **7906-0151-00**
15133 Highway No. 10
Chris Funk/Investors Group Trust Co. Ltd., Inc. No. A33060
 Liquor License Amendment - Increase in Capacity
Liquor License Amendment to permit the construction of an outdoor patio for the Big Ridge Pub.

The General Manager of Planning & Development submitted a report concerning an application to amend the Liquor License, on property located at 15133 Highway No. 10.

The applicant is proposing:

- liquor license amendment (patio addition)

in order to permit an outdoor patio up to 18 seats.

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 Villeneuve Seconded by Councillor Bose That:
--------	--

- 1. Council approve the following proposed liquor primary license amendment to proceed to Public Notification:
 - (a) the addition of an outdoor patio up to 18 seats; and
 - (b) ensure the hours of operation on the patio area are limited to between 11:00 a.m. and 10:00 p.m. daily.

RES.R06-1731

Carried

SOUTH SURREY

- 17. **7906-0137-00**
15705, 15707, 15745, 15759, 15779, 15827, 15831 and 15843 Croydon Drive, 15879, 15891 and 15909 - 24 Avenue, 2477 - 158 Street, 15818 Croydon Drive, 2430 - 158 Street and 15817 - 24 Avenue and Portion of 158 Street road right-of-way to be closed
Art Phillips, Art Phillips & Associates Inc./Croydon Crossing Development Corporation

OCP Amendment/NCP amendment/Rezoning
Development Permit

Amend OCP designation from Suburban to Commercial; Amend NCP designation to Mixed-Commercial/Residential; Rezone from RA to CD; and Development Permit to permit the development of a mixed-use lifestyle centre consisting of retail, office and residential uses.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a Neighbourhood Concept Plan Amendment application, and applications for a rezoning and Development Permit on properties located at 15705, 15707, 15745, 15759, 15779, 15827, 15831 and 15843 Croydon Drive, 15879, 15891 and 15909 - 24 Avenue, 2477 - 158 Street, 15818 Croydon Drive, 2430 - 158 Street and 15817 - 24 Avenue and Portion of 158 Street road right-of-way to be closed.

The applicant is proposing:

- an OCP designation amendment from Suburban to Commercial;
- an NCP designation amendment from 30 - 45 upa High Density to Mixed Commercial/Residential uses in the Morgan Heights NCP for the northeast portion of the site;
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of a mixed-use lifestyle centre consisting of retail, office and residential uses at 24 Avenue and Croydon Drive in the Highway 99 Corridor and Morgan Heights NCP. The total gross floor area proposed is approximately 84,531 square metres (909,920 sq.ft.).

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 Bose
That:

1. a By-law be introduced to redesignate the properties in the OCP from Suburban to Commercial (Appendix III) and a date for Public Hearing be set.
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 properties 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. Council authorize staff to draft generalized Development Permit No. 7906-0137-00 generally in accordance with the attached drawings and design guidelines (Appendix VI).
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) approval from BC Hydro;
 - (e) compliance with the site profile requirements to the satisfaction of the Ministry of Water, Land and Air Protection;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) incorporation and resolution of the Advisory Design Panel recommendations for development and implementation of the master plan to the satisfaction of the Planning & Development Department;
 - (h) submission of final master design guidelines for the purposes of establishing form and character and design criteria for the generalized Development Permit to the satisfaction of the Planning and Development Department;
 - (i) submission of a final master landscaping plan and landscaping details for the generalized Development Permit to the specifications and satisfaction of the City Landscape Architect;
 - (j) successful completion of closure of a portion of 158 Street road right-of-way between 24 Avenue and 26 Avenue and acquisition from the City;
 - (k) registration of a Section 219 Restrictive Covenant for the purpose of establishing an access easement to the following adjoining

properties from the application site (15832 Croydon Drive and 15829 and 15859 - 24 Avenue) and an unobstructed reciprocal access easement for access to main parking lot with lands to the east (Home Depot site);

- (l) the applicant adequately addressing the impact of reduced indoor amenity space; and
 - (m) the applicant address the impact on community facilities resulting from this development through per unit amenity contributions;
 - (n) removal of all existing dwellings and accessory structures to the satisfaction of the Building Division; and
 - (o) submission of details and securities for public art.
6. Council pass a resolution to amend the Highway 99 Corridor Local Area Plan to redesignate the lands from Business Park/Light Industrial and Commercial to Mixed Commercial/Residential Uses when the project is considered for final adoption (Appendix IV).
7. Council pass a resolution to amend Morgan Heights NCP to redesignate the lands from 30 - 45 u.p.a. High Density to Mixed Commercial/Residential Uses (Appendix V) when the project is considered for final adoption.

RES.R06-1732

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 140 Amendment By-law 2006, No. 16073" pass its first reading.

RES.R06-1733

Carried

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 140 Amendment By-law 2006, No. 16073" pass its second reading.

RES.R06-1734

Carried

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 140 Amendment By-law 2006,
 No. 16073" be held at the City Hall on September 11, 2006, at 7:00 p.m.
 RES.R06-1735 Carried

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16074" pass its first reading.
 RES.R06-1736 Carried

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

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16074" pass its second reading.
 RES.R06-1737 Carried

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074" be held at the
 City Hall on September 11, 2006, at 7:00 p.m.
 RES.R06-1738 Carried

18. 7905-0237-00

2355 - 160 Street

**Nathan Hildebrand, Surrey South Shopping Centres Limited/Surrey South
 Shopping Centres Limited**

Development Permit

*Development Permit to permit the development of a Wal-Mart store with a garden
 centre at 24 Avenue and 160 Street.*

The Acting General Manager of Planning & Development submitted a report
 concerning an application for a Development Permit on property located at
 2355 - 160 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of a Wal-Mart store with garden centre at the
 southwest quadrant of 24 Avenue and 160 Street, as part of the overall Grandview
 Corners commercial development.

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 Villeneuve
That:

1. Council authorize staff to draft Development Permit No. 7905-0237-00 generally 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 revised landscaping plans and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) completion of final design details to the satisfaction of the City Architect.

RES.R06-1739

Carried with Councillor Villeneuve against.

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

19. **7905-0312-00**
2765 - 160 Street and Portions of 2713 and 2741 - 160 Street
Aplin & Martin Consultants Ltd./
0725134 B.C. Ltd.
Director Information: Cheryl L. Bennewith, Arnold Bennewith,
Todd Simons
Officer Information: (as at May 20, 2005)
 OCP Amendment/Rezoning/Development Permit
OCP amendment from Suburban to Urban, rezoning from RA to CD and Development Permit to permit the development of a 112 bed care facility and 40 unit assisted living building.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and applications for a rezoning and Development Permit on properties located at 2765 - 160 Street and Portions of 2713 and 2741 - 160 Street.

The applicant is proposing:

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

in order to permit the development of a 112 bed care facility and 40 unit assisted living building.

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 Steele
That:

1. a By-law be introduced to redesignate the property in the Official Community Plan from Suburban to Urban and a date for Public Hearing be set.
2. 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 (Appendix VIII).
3. 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*.
4. Council authorize staff to draft Development Permit No. 7905-0312-00 in accordance with the attached drawings (Appendix IX).
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; however, the applicant has been advised that the development application may proceed through to Third Reading and a Servicing Agreement will not be issued to the Developer until the lands have been secured and Detention Pond "G" has been successfully constructed and accepted by the Engineering Department;
 - (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) an acceptable landscaping plan to the satisfaction of City staff;
- (e) registration and finalization of a Housing Agreement;
- (f) registration of a Restrictive Covenant for creek setback with the Department of Fisheries and Oceans;
- (g) the sale of the portion of lands identified as park in the Morgan Heights NCP to the City;
- (h) the securement of the detention lands and an accepted design; and
- (i) the provision for a total of 70 parking stalls to the satisfaction of staff.

RES.R06-1740

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 141 Amendment By-law 2006, No. 16075" pass its first reading.

RES.R06-1741

Carried

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 141 Amendment By-law 2006, No. 16075" pass its second reading.

RES.R06-1742

Carried

It was then

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 141 Amendment By-law 2006, No. 16075" be held at the City Hall on September 11, 2006, at 7:00 p.m.

RES.R06-1743

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2006, No. 16076" pass its first reading.

RES.R06-1744

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16076" pass its second reading.
RES.R06-1745 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16076" be held at the
City Hall on September 11, 2006, at 7:00 p.m.
RES.R06-1746 Carried

20. 7905-0311-01
Portions of 2515 - 163 Street, 2629 - 164 Street, 16223 - 24 Avenue
and 16155 - 24 Avenue
Gomberoff Bell Lyon Architects (GBL)
0715460 BC Ltd.

Director Information: Alan Baumann, Richard DeGrout,
Marten Van Huizen
Development Permit
Development Permit to permit the construction of 101 townhouse units.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located on portions of 2515 - 163 Street, 2629 - 164 Street, 16223 - 24 Avenue, and 16155 - 24 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of 101 townhouse units.

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 Bose
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7905-0311-01, generally in accordance with the attached drawings (Appendix IV).
2. Council instruct staff to resolve the following issue 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; and
- (b) the applicant adequately address the impact of reduced indoor amenity space.

RES.R06-1747

Carried**21. 7905-0310-01****Portions of 16155 and 16223 - 24 Avenue****Intracorp Developments****0715460 B.C. Ltd.****Director Information: Alan Baumann, Richard DeGroat,****Marten Van Huizen**

Development Permit

Development Permit to permit the construction of 214 townhouse units.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located on portions of 16155 and 16223 - 24 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of 214 townhouse units.

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 Villeneuve

Seconded by Councillor Hepner

That:

1. Council authorize staff to draft Development Permit No. 7905-0310-01, generally in accordance with the attached drawings (Appendix IV).
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) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;

- (c) the applicant adequately address the impact of reduced indoor amenity space; and
- (d) the registration of a 7.5 metre (25 ft.) Statutory Right-of-Way for a multi-use pathway along 24 Avenue.

RES.R06-1748

Carried

22. 7905-0307-01
2500 and 2556 - 160 Street and a Portion of 2515 - 161A Street
 Intracorp Developments
 0715460 B.C. Ltd.

Director Information: Alan Baumann, Richard De Groat
Marten Van Huizen

Development Permit/Development Variance Permit

Development Permit to permit the construction of 248 townhouse units.

Development Variance Permit to permit reduced yard setbacks.

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 2500 and 2556 - 160 Street and a Portion of 2515 - 161A Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - easterly side yard setback from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
 - southerly side yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.)

in order to permit the development of 248 townhouse units.

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 Villeneuve
 Seconded by Councillor Hepner
 That:

1. Council authorize staff to draft Development Permit No. 7905-0307-01 (Appendix VI), generally in accordance with the attached drawings.
2. Council approve Development Variance Permit No. 7905-0307-01, (Appendix VII) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum easterly side yard setback from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
 - (b) to reduce the minimum southerly side yard setback from 7.5 metres (25 ft.) to 6 metres (20 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) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
 - (c) registration of a Section 219 Restrictive Covenant and easement for sharing of amenity building with townhouse project No. 7905-0310-00;
 - (d) registration of a Statutory Right-of-Way for public pedestrian passage along the south property line; and
 - (e) submission of \$842,120.00 security for the indoor amenity building.

RES.R06-1749

Carried

C. CORPORATE REPORTS

1. The Corporate Report under date of July 24, 2006 was considered and dealt with as follows:

Mayor Watts left the meeting at 3:38 p.m. due to a potential conflict of interest as she owns property within Area 4. Councillor Steele assumed the Chair.

Item No. L008 New Neighbourhood Concept Plan
File: 6520-01

The General Manager, Engineering and the Acting General Manager of Planning & Development submitted a report to:

- provide Council with an overview of the submissions to commence NCP planning processes that have been received to date by staff;
- provide a planning and policy context for consideration of these submissions; and

- evaluate the submissions in the context of current policy, servicing and financial implications, planning rationale and resource limitations, and provide recommendations for Council's consideration.

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

The Chair called for division.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Council:

1. Receive this report as information;
RES.R06-1750 Carried
2. Direct staff to bring forward a Terms of Reference for the preparation of an NCP for each of :
 - (a) Grandview Heights Area #3 (as illustrated on Appendix I); and
RES.R06-1751 Carried with Councillors Bose and Villeneuve against.
 - (b) Grandview Heights Sub-Area #5(a) (as illustrated on Appendix I);
with these NCP processes commencing following approval by Council of the completed Stage I component of the Grandview Heights Area #2 NCP;
RES.R06-1752 Carried with Councillor Bose against.
3. Direct staff to bring forward a Terms of Reference for the preparation of an NCP for Grandview Heights Area #4, subject to the proponents agreeing to:
 - (a) pay the costs for construction and maintenance of all interim engineering services required for opening the area to development (such costs are not eligible for DCC rebates);
 - (b) pay to the City, all costs the City incurs in retaining consultants for studies and plan preparation work in support of preparing the subject NCP;
 - (c) the NCP planning process commencing when the Stage I component of the NCP for Grandview Heights Area #2 has been completed and approved by Council; and

- (d) that condition 3(a) and 3(b) be incorporated in an agreement, prior to the commencement of the NCP process.

RES.R06-1753

Carried with Councillors Villeneuve and Bose against.

Mayor Watts returned to the meeting at 4:04 p.m. and assumed the Chair.

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

The Mayor noted that the agenda order would be varied.

2. Dave Harder, Vice President Cougar Creek Strata Council File: 5250-01; 0550-20-10

Dave Harder, Vice-President; Gordon Ross; Ray Gallop, President; Cougar Creek Strata Council; and Jack Fenton, BayWest Property Management were in attendance regarding the development at 6960 Scott Road under Application No. 7805-0048-00.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the information as submitted by Dave

Harder be received.

RES.R06-1754

Carried

The following comments were provided:

- They live at 6950 – 120 Street, known as Cougar Creek Strata LMS2394.
- Their complex contains 56 units with Phase 2 finishing in 1997.
- The property at 6960 – 120 Street was removed from Strata LMS2394 and sold.
- StrataLMS2394 was informed that existing utilities (sewer) would be removed from the property next door.
- The utilities were relocated with separate water meter for all units installed at a cost of approximately \$80,000.
- Their property at 6950 – 120 Street is separate and distinct from the property next door, and the residents are concerned about the development next door, the standing water and potential dangers.
- The residents have complained to the developer to do something about the stagnant water and potential dangers.

- The residents complained to the City Engineering Department regarding the open soil erosion, pit of water and fencing breaches.
- The residents filed a report to disallow the variance; the developer presented a variance request as if his property at 6960 Scott Road was still part of what was still part of 6950 Scott Road.
- This fact was not considered by Council as it arrived on the day of the hearing.
- The open pit filled with water and started to flood Cougar Creek.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the information submitted by Dave

Harder be received.

RES.R06-1755

Carried

- The power lines were cut to the property, causing damage to the property and some residents lost the use of their appliances.
- The developed on this project, dug a square hole on September 26, 2004.
- The residents complained that the power cables were hanging loose.
- The City could not do anything due to the fact that it was situated on private property.
- Erosion started to appear on the Scott Road side of the property.
- On September 26, 2004, a red flag was placed on the chain link fencing to stop people from falling through.
- On November 11, 2004, the City did become involved and told the developer to fill in the pit, and cover the soil to stop erosion.
- The developer pumped the water, but did not properly take care of soil erosion and the wind blew the soil away.
- The residents continued to file complaints with the City.
- In 2005, the pit filled up with water, which entered the storm drains, and fed into Cougar Creek, which is a fish estuary.
- The City asked the developer to pump the "lake" clean.
- The developer brought in a infiltration system on April 12, 2005; the pumps ran 12 hours a day, 7 days a week.
- The property sat vacant again; the pit is 15 feet deep and it represents a danger to children.
- In June 2006, the residents went before to Council to advise that the "lake" had filled up again.
- The developer brought in some equipment last Thursday, and pumps are currently running.
- The "lake" has attracted rats, and other wildlife such as blue heron, frogs and ducks.
- The pond is a breeding ground for West Nile Virus.
- The property is now being pumped; it is still approximately 14 to 15 feet deep.
- The surrounding chain link fencing has been breached and repaired many times.
- If the gate is not properly fastened, any child could gain entry.

- The water is filtered and dumped into the overflow filed; this is a swamp hole and part of 6960 Scott Road.
- This property is overgrown with vegetation; mosquitoes and other waterborn insects live there.

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That a copy of the PowerPoint presentation

be received.

RES.R06-1756

Carried

- Two petitions were submitted: one a 78 signature petition from their complex and the residents from their complex would like the site made safe, garbage removed and the pit filled in. The other petition is a 45-signature document from a complex behind the one at 6950 Scott Road.
- In 1997, the developer got into some problems due to the leaky condo situation at the time, and expressed the desire to sell the property. He asked for permission to detach the property at 6960 Scott Road so he could sell it.
- The residents at 6950 Scott Road agreed to have the property removed from their strata, but had to move their water lines as the lines ran through the Phase 3 property.
- The developer did not undertake due diligence when he purchased the property; 6960 Scott Road was a separate entity.
- In Phase 2, the driveway off Scott Road was built on 6950 Scott Road property.
- The existing property at 6960 Scott Road was sold in 2004; equipment was brought in to do the excavation, using 6950 Scott Road to enter the site.
- The residents asked at the time if the developer had an excavation permit but received no answer.
- There is also a drainage pond on that company's property.

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Higginbotham.
 That:

1. staff ensure that the excavation pit and pond on the site are drained promptly and that the site is property secured;
2. Engineering staff meet with the developer to assess the status of the proposed development of the site and request the developer to complete a servicing agreement for the site by September 2006 or fill in the excavations on site.
3. staff forward a report to Council in September on the status of the development and whether the excavation pit and pond on the site should be filled in.

RES.R06-1757

Carried

The original agenda order then resumed.

1. **Ian Bruce**
Climate Change Campaigner
David Suzuki Foundation
 File: 0410-20; 0550-20-10

Ian Bruce, Climate Change Campaigner, David Suzuki Foundation was in attendance to discuss the impacts of the proposed twinning of the Port Mann Bridge and the widening of Highway 1.

The following comments were provided:

It was Moved by Councillor Higginbotham
 Seconded by Steele
 That the information as submitted by Ian
 Bruce be received.

RES.R06-1758

Carried

- He is following up on a June 13, 2006 briefing to express concerns regarding the proposed Port Mann Bridge expansion and their recommendation to reject said proposal.
- The proposal would see a worsening of congestion along the Port Mann bridge highway corridor with significant long-term health and air quality issues for residents.
- This is the important decision facing this region in this decade and could permanently send the region down one of two paths.
- The first path would be to seek a well-balanced transportation system to enable people to have sustainable choices for effective rapid transit.
- The second path would be to place a priority on both supply and unmanaged growth and having people locked into car dependency.
- The current proposal would result in higher traffic volumes, and an ineffective transit system.
- Both research and worldwide experience have shown it will worsen traffic congestion based on generated or induced traffic.
- There would be new vehicles trips because of people moving further away from work and home.
- There would be a shift from people taking transit current and taking their vehicles, which would result in longer commutes.
- It is anticipated that four years after opening, congestion would reach capacity.
- In a worse case scenario, the bridge would reach capacity in one year after opening.
- The Alex Fraser bridge traffic volumes increased by 65% after opening; something we could expect with the Port Mann Bridge expansion under current conditions.

- There have been similar experiences around North America.
- The second part of the proposal violates the growth strategy for the GVRD and limits transportation choice; encourages longer distance commutes; encourages sprawl, and pressure on ALR.
- The proposal comes at a fairly heavy cost with renewed congestion as higher traffic volumes sprawl into the Fraser Valley; less greenspace, fewer farms, more air quality and gas issues; higher health risks, and reduced rapid transit choices.
- There would be higher taxation rates for services; and higher health and fuel costs.
- The province, at this time, has failed to sufficiently consider the GVRD strategies.
- These strategies have a proven track record at reducing congestion and are much cheaper to implement.
- All these alternatives are in the existing Livable Regional Strategic Plan.
- Some of these fast-track solutions focus on expanding not the highway, but the SkyTrain.
- At full capacity, the SkyTrain is equivalent to an 18 lane freeway servicing City Centres.
- Access to the rapid transit system is limited, especially south of the Fraser River.
- There is one strategy to focus on improving transit and access to that system.
- Other solutions include the provincial government looking at rapid bus service across the existing Port Mann Bridge. This proposal could decrease congestion by 35% and the cost of implementing that would be 1/10 the cost of expanding the bridge.
- The GVRD Livable Regional Strategic Plan would see jobs moving closer to homes and make more neighbourhoods walkable, with mixed use development.
- Increasing population and extreme weather events are more reasons to focus on density in municipalities.
- The majority of people in the Lower Mainland are older and will be be families with children.
- There will be a need for housing in the future with 85% of people living in apartments or multi-dwelling units.
- People will be looking for better access and mobility from our transit system; they will not want to drive.
- In summary, this project, as the provincial government has presented, should be rejected because it is ineffective at addressing congestion, it violates the Livable Region Strategic Plan (LRSP).
- The LRSP has received international recognition for its success in making the Greater Vancouver region one of the best in the world.
- All existing solutions within the GVRD plan should be sufficient considered and we should not throw away 20 years of good planning.
- These solutions have a proven track record and would be much cheaper, provide greater value for taxpayers' dollars, and greater benefits of air quality and health for Lower Mainland residents.

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15060"

7903-0020-00 - Ajit and Bhupinder Biling, Harbans and Baljinder Biling,
Malook and Kulvir Biling, c/o Clarence Arychuk, Hunter Laird
Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 16510 - 104 Avenue - to allow
subdivision into approximately 5 single family lots.

Approved by Council: June 23, 2003

- * Planning & Development advise that (see memorandum dated July 20, 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.

In addition, Planning & Development advise that the applicant has chosen to phase the subdivision. The first phase will consist of 4 single family lots, one being over-sized with potential for future subdivision.

It was
Moved by Councillor Higginbotham
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15060" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1759

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15969"

7905-0208-00 - Ferguson Properties Ltd., c/o Creekside Architects Ltd.
(Don Andrew)

RM-45 to CD (BL 12000) - 10707 - 139 Street - to permit the development of a four-storey, 107-unit apartment building in Surrey City Centre.

Approved by Council: February 20, 2006

Note: A Development Permit (7905-0208-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b).

It was Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15969" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1760

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15252"

7903-0123-00 - Gurdaver and Samarjit Khattra
c/o HY Engineering Ltd. (Richard Brooks)

RH (BL 12000) to RF (BL 12000) - 6789 - 148 - Street - to allow subdivision into 3 single family residential lots.

Approved by Council: December 15, 2003

- * Planning & Development advise that (see memorandum dated July 18, 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 Higginbotham
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15252" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1761

Carried

4. "Surrey Land Use Contract No. 38 Authorization By-law, 1973, No. 4153, Partial Discharge By-law, 2005, No. 15825"

7905-0188-00 - Roan Place Investments Inc., c/o Carole Olsen

To discharge Land Use Contract No. 38 from the property located at 17910 Roan Place to allow the underlying "Light Impact Industrial Zone (IL)" to regulate the site.

Approved by Council: September 6, 2005

It was Moved by Councillor Higginbotham
Seconded by Councillor Hepner
That "Surrey Land Use Contract No. 38 Authorization By-law, 1973, No. 4153, Partial Discharge By-law, 2005, No. 15825" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1762

Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 103 Amendment By-law, 2004, No. 15494"

7904-0054-00 - Kulbir and Surinder and Jasdeep Athwal, Jagtar and Gurmit Sandhu, c/o Citiwest Consulting Ltd. (Roger Jawanda)

To authorize the redesignation of the properties located at 5916 and 5936 - 124A Street from Suburban (SUB) to Urban (URB).

Approved by Council: September 7, 2004

This by-law is proceeding in conjunction with By-law 15495.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hepner
That "Surrey Official Community Plan By law, 1996, No. 12900, No. 103 Amendment By-law, 2004, No. 15494" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1763

Carried with Councillor Bose against.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15495"

7904-0054-00 - Kulbir and Surinder and Jasdeep Athwal, Jagtar and Gurmit Sandhu, c/o Citiwest Consulting Ltd. (Roger Jawanda)

RA (BL 12000) to RF (BL 12000) - 5916 and 5936 - 124A Street - to allow subdivision into five single family residential lots.

Approved by Council: September 7, 2004

This by-law is proceeding in conjunction with By-law 15494.

- * Planning & Development advise that (see memorandum dated July 19, 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 Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15495" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1764

Carried with Councillor Bose against.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15431"

7903-0472-00 - Santokh Pahal, Surinder Pahal, Shyngar Pahal, Baljeet Pahal,
c/o Mel Nular

RF (BL 12000) to CD (BL 12000) - 10270 and 10288 - 132 Street - to
permit the development of 16 townhouse units in Surrey City Centre.

Approved by Council: July 5, 2004

Note: A Development Permit (7903-0472-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(c).

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15431" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1765

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15900"

7905-0187-00 - Ekam Development Ltd., c/o Coastland Engineering &
Surveying Ltd. (Mike Helle)

RA to RF (BL 12000) - 7916 - 160 Street - to allow subdivision into
approximately 10 single family lots.

Approved by Council: December 12, 2005

- * Planning & Development advise that (see memorandum dated July 19, 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 Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15900" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1766

Carried

- 9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 124 Amendment By-law, 2005, No. 15847"

7904-0317-00 - 0738112 B.C. Ltd., c/o Townline Ventures 15 Ltd.

To authorize the redesignation of a portion of the property located at 6831 - 188 Street from "Suburban (SUB)" to "Multiple Residential (RM)".

Approved by Council: October 3, 2005

This by-law is proceeding in conjunction with By-law 15848.

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 124 Amendment By-law, 2005, No. 15847" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R06-1767

Carried

- 10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15848"

7904-0317-00 - 0738112 B.C. Ltd., c/o Townline Ventures 15 Ltd.

RA (BL 12000) to CD (BL 12000) - Portion of 6831 - 188 Street - to allow the development of approximately 104 apartment units and 139 townhouse units.

Approved by Council: October 3, 2005

This by-law is proceeding in conjunction with By-law 15847.

Note: A Development Permit (7904-0317-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(d).

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15848" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1768

Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15991"

7906-0026-00 - Charu Chopra

RF (BL12000) to CCR (BL12000) - 9367 - 160A Street - to permit the development of a childcare centre, within a single family dwelling for a maximum of 25 children.

Approved by Council: April 10, 2006

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15991" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1769

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15734"

7904-0395-00 - Daljit Ubhi, Karamjit Brar, Baljinder Litt,
c/o H.Y Engineering Ltd.

RA (BL 12000) to RH (BL 12000) - 16294 - 90 Avenue - to allow subdivision into three (3) half-acre residential lots.

Approved by Council: May 18, 2005

* Planning & Development advise that (see memorandum dated July 20, 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 Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15734" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R06-1770 Carried

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15872"
7905-0221-00 - 735731 B.C. Ltd. c/o Ankenman Associate Architect Inc.
(Mark Ankenman)

RF to RM-30 (BL 12000) - 8615, 8627 and 8639 - 159 Street, 15847,
15859 15869 and 15881 Fraser Highway, Portion of Lane - to permit the
development of 52 townhouse units.

Approved by Council: November 7, 2005

Note: A Development Permit (7905-0221-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(e).

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15872" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R06-1771 Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15870"
7905-0167-00 - Ocean Front Homes Ltd.,

RF to CD (BL 12000) - 15360, 15372, 15378, 15388 - 17A Avenue - to
permit the development of a four-storey, 38-unit apartment building.

Approved by Council: November 7, 2005

Note: A Development Permit (7905-0167-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1.(f) of this agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15870" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R06-1772 Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15947"

7905-0240-00 - Monica Kliem, Purcell Properties Ltd., 148th Street
Properties Ltd., c/o Coastland Engineering & Surveying Ltd.
(Mike Helle)

RA to RF-12 and RF-9 (BL 12000) - 3372 King George Highway,
3381 and 3399 - 148 Street, Portion of King George Highway to allow
subdivision into approximately 29 single family small lots.

Approved by Council: January 30, 2006

- * Planning & Development advise that (see memorandum dated July 20, 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 Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15947" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1773

Carried

16. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 125 Amendment By-law, 2005, No. 15861"

7905-0250-00 - 662347 B.C. Ltd., c/o Aplin & Martin Consultants Ltd.
(Michael Sanderson)

To authorize the redesignation of the site located at 16250 - 32 Avenue and a
Portion of 16100 - 32 Avenue from "Suburban (SUB)" to "Urban" (URB).

Approved by Council: October 17, 2005

This By-law is proceeding in conjunction with By-law 15862.

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 125 Amendment By-law, 2005, No. 15861" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R06-1774

Carried

17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15862"

7905-0250-00 - 662347 B.C. Ltd., c/o Aplin & Martin Consultants Ltd.
(Michael Sanderson)

RA to CD (BL12000) - 16250 - 32 Avenue and a Portion of
16100 - 32 Avenue - to allow subdivision into 50 single family residential
lots.

Approved by Council: October 17, 2005

This By-law is proceeding in conjunction with By-law 15861.

- * Planning & Development advise that (see memorandum dated July 20, 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 Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15862" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1775

Carried

18. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 132 Amendment
By-law, 2006, No. 15905"

7904-0241-00 - Bridgeman Construction Ltd.,
c/o Pacific Land Resource Group Inc.

To authorize the redesignation Portions of 16308 - 60 Avenue and
16331 - 59 Avenue at from Suburban (SUB) to Urban (URB).

Approved by Council: January 9, 2006

This by-law is proceeding in conjunction with By-law 15906.

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 132 Amendment By-law, 2006, No. 15905" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R06-1776

Carried

19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15906"

7904-0241-00 - Bridgeman Construction Ltd.,
c/o Pacific Land Resource Group Inc.

A-1 to RC, RF-12 and RF (BL 12000) - 16308 - 60 Avenue,
16331 - 59 Avenue, Portions of 59 Avenue and 60 Avenue to allow
subdivision into approximately 55 single family lots (11 RC lots, 6 RF lots
and 38 RF-12 lots).

Approved by Council: January 9, 2006

This by-law is proceeding in conjunction with By-law 15905.

- * Planning & Development advise that (see memorandum dated July 17, 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.
- * In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the West Cloverdale South Neighbourhood Concept Plan to redesignate a portion of the site from Rowhouse (10) and Half-Acre Residential Cluster and Parks/Open Space to Small Lots and Urban Single Family.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That Council amend the West Cloverdale
 South Neighbourhood Concept Plan to redesignate a portion of the site from
 Rowhouse (10) and Half-Acre Residential Cluster and Parks/Open Space to Small
 Lots and Urban Single Family.

RES.R06-1777 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15906" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1778 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0331-00**
MET Consulting/Thaker Enterprises
Development Permit/Development Variance Permit
 16098 Fraser Highway

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

"That Development Permit No. 7904-0331-00 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 Higginbotham
 Seconded by Councillor Gill
 That Development Permit
 No. 7904-0331-00 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.R06-1779 Carried with Councillor Bose against.

- (b) **Development Permit No. 7905-0208-00**
Don Andrew, Creekside Architects Ltd./Ferguson Properties Ltd.
10707 - 139 Street

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

"That Development Permit No. 7905-0208-00 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 Higginbotham
Seconded by Councillor Gill
That Development Permit
No. 7905-0208-00 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.R06-1780

Carried

Note: See By-law 15969 under Item H.2.

- (c) **Development Permit No. 7903-0472-00**
Maciej Dembek/Li-Mei Chen, Santokh Pahal, Surinder Pahal,
Shyngar Pahal and Baljeet Pahal
10270/88 - 132 Street

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

"That Development Permit No. 7903-0472-00 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 Higginbotham
Seconded by Councillor Gill
That Development Permit

No. 7903-0472-00 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.R06-1781

Carried

Note: See By-law 15431 under Item H.7.

- (d) **Development Permit No. 7904-0317-00**
0738112 BC Ltd.
Townline Ventures 15 Ltd.
Portion of 6831 - 188 Street

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

"That Development Permit No. 7904-0317-00 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 Higginbotham
Seconded by Councillor Hepner
That Development Permit

No. 7904-0317-00 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.R06-1782

Carried

Note: See By-law 15848 under Item H.10.

- (e) **Development Permit No. 7905-0221-00**
735731 BC Ltd.
Mark Ankenman, c/o Ankenman Associate Architects Inc.
15851/15859/15869 and 15881 Fraser Highway and
8615/8627, 8639 - 159 Street and portion of lane

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

"That Development Permit No. 7905-0221-00 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 Higginbotham
Seconded by Councillor Hepner
That Development Permit
No. 7905-0221-00 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.R06-1783

Carried

Note: See By-law 15872 under Item H.13.

- (f) **Development Permit No. 7905-0167-00**
Maciej Dembek/Ocean Front Homes Ltd., Lex Enterprises Ltd.
15360/72/78/88 - 17A Avenue

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

"That Development Permit No. 7905-0167-00 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 Higginbotham
Seconded by Councillor Hepner
That Development Permit
No. 7905-0167-00 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.R06-1784

Carried

Note: See By-law 15870 under H.14.

J. OTHER BUSINESS

1. Staff Reports

Councillor Villeneuve commended staff on the quality of the reports to Council.

K. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R06-1785

Carried

The Regular Council- Land Use meeting adjourned at 5:18 p.m.

Certified Correct:



City Clerk



Mayor