



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, FEBRUARY 26, 2007  
Time: 3:30 p.m.

#### Present:

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

#### Absent:

Councillor Hunt  
Councillor Higginbotham

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

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

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### CLOVERDALE/CLAYTON

##### 1. 7906-0495-01

17745 - 64 Avenue

**Michael Burton-Brown/Richmond Holdings Ltd.**

Development Permit/Development Variance Permit

*Development Permit to establish signage details for Building H in the Cloverdale Crossing Shopping Centre. Development Variance Permit to allow additional fascia signs.*

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 17745 - 64 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following Sign By-law regulation:
  - to increase the number of fascia signs from two (2) signs to seven (7) signs

in order to allow the installation of signage for Building H in the newly built Cloverdale Crossing Shopping Centre in Cloverdale.

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 Gill  
That:

1. Council authorize staff to draft Development Permit No. 7906-0495-01 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0495-01, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the maximum number of fascia signs from two (2) to seven (7) for Building H.

RES.R07-456

Carried

### SURREY CITY CENTRE/WHALLEY

2. **7906-0430-00**  
**10153 King George Highway**  
**Barry Weih, Wensley Architecture/Surrey City Centre Mall Ltd.**  
Development Permit/Development Variance Permit  
*Development Permit to permit fascia signs and an identification sign at Central City Mall. Development Variance Permit to vary sections of the Sign By-law.*

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 10153 King George Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following regulations of Surrey Sign By-law, 1999, No. 13656:
  - permitting an identification sign on the lot;
  - increasing the number of fascia signs on a premise for The Brick from one (1) to five (5);
  - increasing the area of fascia signage along a premise frontage for the Brick from 104 sq. m. (358 sq.ft.) to 135 sq.m. (442 sq. ft.);
  - increasing the number of fascia signs for Boston Pizza from one (1) to three (3); and



- increasing the maximum projection from a building face for the fascia signage for Boston Pizza from 0.5 metre (1.6 ft.) to 2.2 metres (7 ft.)

in order to permit the installation of fascia signage, and a project identification sign at Central City 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 Hepner  
That:

1. Council authorize staff to draft Development Permit No. 7906-0430-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0430-00, (Appendix IV) varying the following sections of Surrey Sign By-law, 1999, No. 13656 to proceed to Public Notification:
  - (a) Section 25 (4) is waived to permit identification signs on the lot;
  - (b) Section 27 (2) (a) is varied to increase the number of fascia signs on a premise frontage for The Brick from one (1) to five (5);
  - (c) Section 27 (2) (f) is varied to increase the area of fascia signage on a premise frontage for The Brick from 109 square metres (358 sq. ft.) to 135 square metres (442 sq. ft.);
  - (d) Section 27 (2) (a) is varied to increase the number of fascia signs on a premise frontage for Boston Pizza from one (1) to three (3); and
  - (e) Section 27 (2) (f) is varied to increase the maximum projection from a building face for the fascia signage for Boston Pizza from 0.5 metre (1.6 ft.) to 2.2 metres (7 ft.).
3. Council instruct staff to resolve the following issue prior to final approval:
  - (a) approval of Development Variance Permit No. 7906-0430-00.

RES.R07-457

Carried

3. **7906-0381-00**  
**12350 Pattullo Place**  
**Cameron Mackay, Host Consulting Ltd./621870 BC Ltd.**

**Director Information:**

**Peter Kwong**

**Officer Information: (as at February 6, 2006)**

**Peter Kwong**

Liquor License Amendment - Increase in Capacity

*Amendment to a Liquor Primary License to increase the indoor person capacity for the Xcaliber Bowling Centre in South Westminster.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Liquor License on property located at 12350 Pattullo Place.

The applicant is proposing:

- amendment of a Liquor Primary License

to increase the indoor person capacity from 125 to 375 for the Xcaliber Bowling Centre 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 Bose  
Seconded by Councillor Gill  
That:

1. Council approve the following proposed liquor primary liquor license amendment to proceed to Public Notification:
  - (a) the increase the indoor person capacity from 125 to 375 for the Xcaliber Bowling Centre at 12350 Pattullo Place.

RES.R07-458

Carried

4. **7906-0275-00**  
**9655 - 137 Street**  
**Derek Crawford/Kweku Brothers Holdings Ltd.**  
Rezoning/Development Permit/Development Variance Permit  
*Rezone from RF to C-5. Development Permit to permit a new medical-related office building. Development Variance Permit to vary setbacks and rear yard landscaping.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development

Permit and a Development Variance Permit on property located at 9655 - 137 Street.

The applicant is proposing:

- a rezoning from RF to CD;
- a Development Permit; and
- a Development Variance Permit to vary the following C-5 Zone regulations:
  - to reduce the northern side yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
  - to reduce the southern side yard setback from 7.5 metres (25 ft.) to 2.4 metres (7.5 ft.); and
  - to eliminate the 1.5 metre (5 ft.) wide landscaping strip along the western (136A Street) property line

in order to permit the development of a two-storey medical-related office building in Surrey City Centre.

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

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0275-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7906-0275-00, (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northern side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
  - (b) to reduce the minimum southern side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.4 metres (7.5 ft.); and
  - (c) to waive the requirement to provide a landscape strip not less than 1.5 metres (5 ft.) in width along the western (136A Street) property line.



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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) finalize architectural and landscaping details to the satisfaction of the City Architect and Landscape Architect; and
  - (e) removal of the existing buildings and structures to the satisfaction of the Building Division.

RES.R07-459 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16285" pass its first reading.

RES.R07-460 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16285" pass its second reading.

RES.R07-461 Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16285" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-462 Carried

5. **7906-0343-00**  
**14333 - 104 Avenue**  
**Minten & Stewart Architecture/545263 B.C. Ltd.**  
**Director Information:**  
**Charan Singh Rai**  
**Officer Information: (as at June 20, 2005)**  
**Jasjit Khurana (Secretary)**  
**Sharan Singh Rai (President)**  
 Development Permit/Development Variance Permit

*Development Permit to permit the construction of a 6-storey mixed-use building with 72 apartment units, 18 extended stay hotel units, office and retail uses and a daycare in Guildford. DVP to vary setbacks and to permit surface parking*

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 14333 - 104 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to reduce the front yard setback of the C-35 Zone from 2.0 metres (7 ft.) to 0.63 metre (2 ft.) for an entry canopy fronting 104 Avenue;
  - to reduce the west side yard setback of the C-35 Zone from 3.0 metres (10 ft.) to 0 metre (0 ft.) for retaining walls and exit stairs; and
  - to vary the parking regulations in the C-35 Zone to allow 34 surface parking stalls

in order to permit the development of a 6-storey mixed-use building in Guildford.

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. 7906-0343-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0343-00, (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the front yard setback of the C-35 Zone from 2.0 metres (7 ft.) to 0.63 metre (2 ft.) for the entry canopy fronting 104 Avenue;

- (b) to reduce the west side yard setback of the C-35 Zone from 3.0 metres (10 ft.) to 0 metre (0 ft.) for the retaining walls and stairs; and
  - (c) to vary the parking regulations in the C-35 Zone to allow 34 surface parking stalls.
3. Council instruct staff to resolve the following issues prior to approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) preparation and registration of an access easement with the adjoining easterly property (14357 – 104 Avenue);
  - (d) preparation and registration of a right-of-way for public rights of passage along the south property line, between the face of the building and the 104 Avenue property line;
  - (e) preparation and registration of a Section 219 Restrictive Covenant prohibiting the conversion of the extended stay hotel units into apartment units;
  - (f) finalize design and landscape details to the satisfaction of the City Architect and City Landscape Architect; and
  - (g) address Parks, Recreation & Culture Department concerns over the pressure the project will place on existing parks and recreation facilities in the area.

RES.R07-463

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

6. **7905-0232-00**  
**7210 and 7240 – 192 Street**  
**Genevieve Bucher, McElhanney Consulting Services Ltd./Cascade Creek Development Corporation**  
Rezoning  
*Amend Rezoning By-law No. 16165A to facilitate a minor adjustment of the zoning boundary between proposed RF-12C and RF-9C lots.*



The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 7210 and 7240 - 192 Street.

The applicant is proposing to amend Rezoning By-law No. 16165A in order to facilitate a minor adjustment of the zoning boundary between the proposed RF-12C and RF-9C 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 Martin  
Seconded by Councillor Gill  
That:

1. Council rescind Third Reading of Rezoning By-law No. 16165A, amend the by-law to incorporate a revised Survey Plan (Appendix I) and set a date for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision plan to the satisfaction of the Approving Officer;
  - (c) registration of a Section 219 Restrictive Covenant to secure a "no build" on the proposed remainder lots (proposed Lots 41 and 42);
  - (d) registration of a statutory right-of-way on proposed Lot 42 to protect road dedication requirements for 192 Street; and
  - (e) demolition of existing structures to the satisfaction of the Building Division.

RES.R07-464 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Council rescind Resolution  
No. RES.R06-2842 of the December 4, 2006 Regular Council - Public Hearing  
minutes passing third reading of By-law No. 16165A.

RES.R07-465 Carried

- It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Council amend By-law No. 16165A by  
amending Section 1 to reflect a new Survey Plan and replace the existing Survey  
Plan with a new Survey Plan.
- RES.R07-466 Carried
- It was then Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16165A" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.
- RES.R07-467 Carried

### FLEETWOOD/GUILDFORD

7. **7906-0183-00**  
**9762 - 160 Street**  
**Holden Yip (H.Y. Engineering Ltd.)/Jagtar Singh Virk & Manjit Kaur Virk/  
Harvinder Singh Deol & Bhupinder Kaur Deol  
Kashmir Singh Mann & Balwinder Kaur Mann**  
Rezoning  
*Rezone from RA to RF-12 to permit the subdivision into approximately six single  
family lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9762 - 160 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into approximately six 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 Martin  
Seconded by Councillor Steele  
That:
1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
  2. Council instruct staff to resolve the following issues prior to approval:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) address the concerns about the pressure the project will generate on existing facilities to the satisfaction of the General Manager, Parks, Recreation & Culture;
- (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 3 until future consolidation with the adjacent property at 9750 - 160 Street;
- (f) registration of a Section 219 Restrictive Covenant for "no-build" on a portion of proposed Lot 6 for a 6.0-metre (19.7 ft.) wide temporary access and servicing right-of-way; and
- (g) address tree replacement to the satisfaction of the Acting General Manager, Planning & Development.

RES.R07-468

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16286" pass its first reading.

RES.R07-469

Carried

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16286" pass its second reading.

RES.R07-470

Carried

It was then

Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16286" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-471

Carried



SURREY CITY CENTRE/WHALLEY**8. 7906-0191-00****8860 – 127 Street****Tina Randhawa/Pritpal Kaur Randhawa**

Land Use Contract Discharge/Rezoning/Development Variance Permit

*Partial discharge of Land Use Contract No. 29. Rezone from underlying zone, RF to CCR in order to permit a childcare centre within a single family dwelling for a maximum of 25 children. DVP to relax parking requirements.*

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 29, a rezoning application, and a Development Variance Permit application on property located at 8860 - 127 Street.

The applicant is proposing:

- a partial Land Use Contract discharge;
- a rezoning from the underlying zone, RF to CCR; and
- a Development Variance Permit to relax the following Zoning By-law regulation:
  - to reduce the minimum number of on-site parking spaces from 7 to 5

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

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

It was

Moved by Councillor Steele

Seconded by Councillor Gill

That:

1. a By-law be introduced to partially discharge Land Use Contract No. 29 and a date be set for Public Hearing.
2. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law 12000) to "Child Care Zone (CCR)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7906-0191-00, (Appendix V) 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 7 to 5.

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; and
  - (b) submission of building permit drawings that satisfactorily address Building Code requirements.

RES.R07-472

Carried

It was

Moved by Councillor Steele  
 Seconded by Councillor Hepner  
 That "Surrey Land Use Contract No. 29,

Authorization By-law, 1974, No. 4375 Partial Discharge By-law, 2007,  
 No. 16287" pass its first reading.

RES.R07-473

Carried

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

It was

Moved by Councillor Steele  
 Seconded by Councillor Hepner  
 That "Surrey Land Use Contract No. 29,

Authorization By-law, 1974, No. 4375 Partial Discharge By-law, 2007,  
 No. 16287" pass its second reading.

RES.R07-474

Carried

It was then

Moved by Councillor Steele  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey Land

Use Contract No. 29, Authorization By-law, 1974, No. 4375 Partial Discharge  
 By-law, 2007, No. 16287" be held at the City Hall on March 12, 2007, at 7:00  
 p.m.

RES.R07-475

Carried

It was

Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16288" pass its first reading.

RES.R07-476

Carried

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





3. Council authorize staff to draft Development Permit No. 7906-0399-00 generally in accordance with the attached drawings (Appendix VII).
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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) the applicant adequately address the impact of no indoor amenity space; and
  - (f) the applicant adequately address concerns regarding the pressure this proposal will place on existing park facilities to the specifications and satisfaction of the General Manager, Parks, Recreation & Culture.

RES.R07-479

Carried

It was

Moved by Councillor Bose  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16289" pass its first reading.

RES.R07-480

Carried

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

It was

Moved by Councillor Bose  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16289" pass its second reading.

RES.R07-481

Carried

It was then

Moved by Councillor Bose  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16289" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-482

Carried

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE/CLAYTON**

10. 7905-0344-00  
6518 – 176 Street  
Peter Chu, Peter K. Chu Architect MAIBC/467215 B.C. Ltd., Inc. No. 467215

**Director Information:**

Giuseppe Calandra

Elvira Calandra

**Officer Information: (as at February 24, 2006)**

Elvira Calandra (Secretary)

Giuseppe Calandra (President)

666102 B.C. Ltd., Inc. No. 666102

**Director Information:**

Roger Rizzo

Patrizia Tossani-Rizzo

**Officer Information: (as at March 19, 2006)**

Roger Rizzo (Secretary, Vice President)

Patrizia Tossani-Rizzo (President)

Rezoning/Development Permit

*Rezone from RA to IB and Development Permit to permit construction of four industrial buildings.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 6518 - 176 Street.

The applicant is proposing:

- a rezoning from RA to IB; and
- a Development Permit

in order to permit the development of 4 industrial buildings with a total floor area of approximately 4,931 square metres (53,080 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 Gill

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.

- 2. Council authorize staff to draft Development Permit No. 7905-0344-00 in accordance with the attached drawings (Appendix V).
- 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) approval from the Ministry of Transportation;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (e) resolution of architectural issues to the satisfaction of the City Architect.

RES.R07-483

Carried

It was

Moved by Councillor Steele  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16292" pass its first reading.

RES.R07-484

Carried

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

It was

Moved by Councillor Steele  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16292" pass its second reading.

RES.R07-485

Carried

It was then

Moved by Councillor Steele  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16292" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-486

Carried



**SURREY CITY CENTRE/WHALLEY**

11. **7906-0239-00**  
**12309 and 12913 Industrial Road**  
**Greg Belgardt, c/o Artek/BAC Local 2 Holdings and Local 919 Holdings Ltd.**  
Development Permit  
*Development Permit to regulate landscaping for an expanding parking lot to service a trade school in Bridgeview.*

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 12309 and 12913 Industrial Road.

The applicant is proposing:

- a Development Permit

in order to regulate the landscaping for an expanding parking lot to service a trade school in Bridgeview.

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. 7906-0239-00 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) consolidation of the two subject lots; and
  - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R07-487

Carried

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

12. **7906-0333-00**  
**18100 Fraser Highway**  
**Dennis Wiemken, Vesta Properties/Vesta Properties (Provincetown) Ltd., Inc.**  
**No. 0719443**  
 Development Permit/Development Variance Permit  
*Development Permit to permit the development of 111 townhouse units.*  
*Development Variance Permit to vary building setbacks.*

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 18100 Fraser Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations of the RM-15 Zone:
  - to vary the minimum east side yard (182 Street) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and 4.2 metres (4 ft.) to the column; and
  - to vary the minimum most westerly side yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face

in order to permit the development of 111 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 Gill  
Seconded by Councillor Steele  
That:

1. Council approve the applicant's request to eliminate the required indoor amenity space.
2. Council authorize staff to draft Development Permit No. 7906-0333-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7906-0333-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to vary the minimum east side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and 4.2 metres (4 ft.) to the column; and

- (b) to vary the minimum most westerly side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a revised landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) the applicant adequately address the impact of no indoor amenity space;
  - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (f) approval of Development Variance Permit No. 7906-0333-00; and
  - (g) discharge of the "no build" Restrictive Covenant currently registered on the subject site.

RES.R07-488

Carried

- 13. 7906-0255-00**  
**18951 Fraser Highway**  
**Darren Braun, McElhanney Consulting Services Ltd./Gary Sandy Matich**  
**NCP Amendment/Rezoning**  
*Amend NCP on a portion from Business Park to Special Residential. Rezone a portion from RA to RF-9S in order to allow subdivision into approximately 12 small lots and 2 remainder RA lots in East Clayton.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on property located at 18951 Fraser Highway.

The applicant is proposing:



- an NCP amendment for a portion from Business Park to 10-15 upa Special Residential; and
- a rezoning of a portion from RA to RF-9S

in order to allow subdivision into approximately 12 special single family lots, which allow certain low impact retail and service commercial uses, and 2 remainder lots in East Clayton.

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 Gill  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone Block A as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Single Family Residential (9) Zone (RF-9S)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) registration of a Section 219 Restrictive Covenant to secure a "no build" on the proposed remainder Lots 13 and 14 to protect for future development based on the Business Park designation in the NCP;
  - (d) registration of a Section 219 Restrictive Covenant to secure a "no build" on portions of proposed Lots 1, 8 and 12 to ensure future consolidation with adjacent parcels;
  - (e) registration of a Section 219 Restrictive Covenant on proposed Lot 13 to protect the required buffer area;
  - (f) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 12, notifying future owners of the more stringent Building Code requirements that have to be complied with in constructing or upgrading an existing house to operate a business as permitted under the RF-9S Zone;

(g) demolition of existing structures to the satisfaction of the Building Division; and

(h) the applicant address the tree replacement requirements under the new Tree Protection By-law.

3. Council pass a resolution to amend the East Clayton NCP for a portion of the site from Business Park to Special Residential when the project is considered for final adoption (Appendix III).

RES.R07-489

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16293" pass its first reading.

RES.R07-490

Carried

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16293" pass its second reading.

RES.R07-491

Carried

It was then

Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16293" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-492

Carried

**14. 7906-0066-00**

**7254 - 194 Street and Portion of 194 Street**

**Genevieve Bucher, c/o McElhanney Consulting Services Ltd./Elaine and William Merrell**

OCP Amendment/Rezoning

*Amend OCP from Suburban to Urban. Rezone from RA to RF-12C and RF-9C to allow subdivision into 4 RF-12C lots and 5 RF-9C lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and rezoning application on properties located at 7254 - 194 Street and Portion of 194 Street.

The applicant is proposing:

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

in order to allow subdivision into approximately 9 small single family lots (4 RF-12C and 5 RF-9C) with coach houses.

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

It was Moved by Councillor Steele  
Seconded by Councillor Gill  
That:

1. a By-law be introduced to redesignate the property from Suburban to Urban 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 Block A as shown on the attached survey plan (Appendix III) from "One Acre Residential Zone RA" (By-law No. 12000) to "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000) and Block B 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.
4. Council instruct staff to resolve the following issue 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) Council approval to close and consolidate a portion of 194 Street road right-of-way designated as walkway in the East Clayton NCP Extension - North, to incorporate into the subject site;
  - (e) Demolition of all existing buildings and structures to the satisfaction of the Building Division; and



- (f) Address shortfall in tree replacement in accordance with the requirements of the new Tree Protection By-law.

RES.R07-493

Carried

It was

Moved by Councillor Steele

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 167 Amendment By-law 2007, No. 16294" pass its first reading.

RES.R07-494

Carried

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

It was

Moved by Councillor Steele

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 167 Amendment By-law 2007, No. 16294" pass its second reading.

RES.R07-495

Carried

It was then

Moved by Councillor Steele

Seconded by Councillor Gill

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 167 Amendment By-law 2007, No. 16294" be held at the City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-496

Carried

It was

Moved by Councillor Steele

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16295" pass its first reading.

RES.R07-497

Carried

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

It was

Moved by Councillor Steele

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16295" pass its second reading.

RES.R07-498

Carried

It was then  
 Moved by Councillor Steele  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16295" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.  
 RES.R07-499  
Carried

## NEWTON

### 15. 7906-0216-00

**5964 - 148 Street and 14838 - 60 Avenue**

**Dwight Heintz, McElhanney Consulting Services Ltd./Rawlins Enterprises Ltd., Inc. No. 146044, Noelle Lee Ann Rawlins**

Rezoning

*Rezone from RA to RF-9C, RF-9 and RH to allow subdivision into 9 single family lots with coach houses, one single family small lot and a remnant lot.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 5964 - 148 Street and 14838 - 60 Avenue.

The applicant is proposing:

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

in order to allow nine (9) single family small lots (RF-9C) with coach houses, one single family small lot (RF-9) and a remnant lot.

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 Gill  
 Seconded by Councillor Steele  
 That:

1. a By-law be introduced to rezone Block A on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000), to rezone Block B on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000), to rezone Block C on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout, including the property to the south at 5942 - 148 Street 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) the applicant adequately address the shortfall on tree replacement resulting from tree cutting.

RES.R07-500

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16296" pass its first reading.

RES.R07-501

Carried

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

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16296" pass its second reading.

RES.R07-502

Carried

It was then

Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16296" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-503

Carried



16. **7906-0086-00**  
**13166 – 60 Avenue**  
**Hub Engineering/0760918 BC Ltd.**  
**Director Information:**  
**Sital Gandham**  
**Jagjit Kaler**  
**Vijay Mittal**  
**Pushpinder Singh Saluja**  
**No Officer Information Filed**  
OCP Amendment/NCP Amendment/Rezoning  
*Rezone from RA to RF-12C to allow subdivision into twenty-seven (27) single family small lots with coach houses.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, amend the Neighbourhood Concept Plan, and a rezoning application on property located at 13166 – 60 Avenue.

The applicant is proposing:

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

in order to allow subdivision into twenty-seven (27) single family small lots with coach houses.

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That:

1. A By-law be introduced to amend the Official Community Plan by redesignating the properties 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 "Single Family Residential (12) Coach House Zone (RF-12C)" (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) the applicant address the shortfall in tree replacement.

RES.R07-504

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 168 Amendment By-law 2007, No. 16297" pass its first reading.

RES.R07-505

Carried with Councillor Bose against.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 168 Amendment By-law 2007, No. 16297" pass its second reading.

RES.R07-506

Carried with Councillor Bose against.

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 168 Amendment By-law 2007, No. 16297" be held at the City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-507

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16298" pass its first reading.

RES.R07-508

Carried with Councillor Bose against.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16298" pass its second reading.

RES.R07-509

Carried with Councillor Bose against.

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16298" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.  
 RES.R07-510  
Carried

**17. 7905-0397-00**  
**6538, 6556 and 6576 - 120 Street and 12046 - 66 Avenue**  
**Maciej Dembek, Barnett Dembek Architects Inc./**  
**1 Zenith Developments Ltd.**

Rezoning/Development Permit/Development Variance Permit  
*Rezone from RA to RM-30 and Development Permit to permit a 73-unit  
 townhouse development. Development Variance Permit to vary setbacks.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on properties located at 6538, 6556 and 6576 - 120 Street and 12046 - 66 Avenue.

The applicant is proposing:

- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
  - to reduce the front yard (66 Avenue) setback from 7.5 metres (25 ft.) to 6.2 metres (20 ft.) for stairs only; and
  - to reduce the westerly (120 Street) side yard setback from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for stairs only

in order to permit the development of a 73-unit townhouse complex.

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 Martin  
 Seconded by Councillor Steele  
 That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0397-00 in accordance with the attached drawings (Appendix III).



3. Council approve Development Variance Permit No. 7905-0397-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (66 Avenue) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.2 metres (20 ft.) for stairs only; and
  - (b) to reduce the minimum westerly side yard (120 Street) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for stairs only.
  
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of tandem parking spaces into livable space; and
  - (f) the applicant work with staff to resolve concerns over the impact of the proposed development on existing Parks, Recreation & Culture facilities in the area.
  
5. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from "Walk Up Apartments (25 - 45 upa)" to "Townhouses (20 - 25 upa)" when the project is considered for final adoption.

RES.R07-511

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16299" pass its first reading.

RES.R07-512

Carried

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

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16299" pass its second reading.  
 RES.R07-513 Carried

It was then Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16299" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.  
 RES.R07-514 Carried

**18. 7905-0182-00  
 6070 - 148 Street  
 Douglas Johnson/679972 BC Ltd.**

**Director Information:**

**Gopal Singh Gill**

**Paul Lalli**

**Officer Information: (as at February 1, 2007)**

**Gopal Singh Gill (President)**

**Paul Lalli (Secretary)**

NCP Amendment/Rezoning/Development Permit

*Partial NCP amendment from "Townhouses (15 upa max)", "Creeks and Riparian Setback" and "Park" to "Townhouses (25 upa max)." Rezone from RA to CD and DP to allow the development of a 75-unit townhouse complex.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application and a Development Permit application on property located at 6070 - 148 Street.

The applicant is proposing:

- a partial NCP amendment from "Townhouses (15 upa max)", "Creeks and Riparian Setbacks", and "Park" to "Townhouses (25 upa max)";
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of a 75-unit townhouse complex.

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 Martin  
Seconded by Councillor Gill  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7905-0182-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) input from Senior Government Environmental Agencies;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (e) acquisition by the City, for parkland purpose, of approximately a 1,960 square metre (0.48 acre) portion of the subject property.
4. Council pass a resolution to amend the South Newton NCP to redesignate the land, identified in Appendix X, from "Townhouses 15 upa max", "Creeks Riparian Setback" and "Park" to "Townhouses 25 upa max" when the project is considered for final adoption.

RES.R07-515 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16300" pass its first reading.

RES.R07-516 Carried

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



It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16300" pass its second reading.  
 RES.R07-517 Carried

It was then Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16300" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.  
 RES.R07-518 Carried

19. **7904-0325-00**  
**6281 – 150 Street**  
**Clarence Arychuk, Hunter Laird Engineering Ltd./**  
**0751680 B.C. Ltd., Inc. No. 0751680**

**Director Information:**

**Sadhu Singh Dhaliwal**  
**Jaswant S. Dhesi**  
**Paramjit S. Johal**  
**Mohan Singh Marwaha**

**No Officer Information Filed**

Rezoning  
 Rezone from RA to RF-12 to allow subdivision into 15 single-family small lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6281 – 150 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into 15 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 Steele  
 Seconded by Councillor Gill  
 That:

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

2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate for the 10.0 metre (33 ft.) buffer abutting the industrial properties to the north, to the specifications and satisfaction of the City Landscape Architect;
  - (e) Registration of a Section 219 "no-build" Restrictive Covenant to ensure that no future buildings, structures, or improvements will be erected within the 10 metre (33 ft.) buffer abutting the industrial properties to the north, to ensure adequate installation and maintenance of landscaping in this buffer area, to advise future owners of the lots of neighbouring industrial uses, and to restrict rear year setbacks to be measured from the edge of the no-build covenant area; and
  - (f) The applicant adequately address deficiencies in tree retention on the site.

RES.R07-519

Carried

It was

Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16301" pass its first reading.

RES.R07-520

Carried

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

It was

Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16301" pass its second reading.

RES.R07-521

Carried

It was then  
 Moved by Councillor Steele  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16301" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.  
 RES.R07-522 Carried

### SOUTH SURREY

20. **7906-0182-00**  
**12479 and 12507 - New McLellan Road**  
**Coastland Engineering & Surveying Ltd./Jasman Holdings Ltd. and**  
**Auggie & Rosco Holdings Ltd.**  
 Rezoning  
*Rezone from RA to RH to allow subdivision to create nine (9) half-acre lots and park.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 12479 and 12507 New McLellan Road.

The applicant is proposing:

- a rezoning from RA to RH

in order to allow subdivision to create nine (9) half-acre lots and park.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 12479 and 12507 - New McLellan Road .

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

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;



- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) input from the Ministry of Transportation;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) registration of a Section 219 Restrictive Covenant to prohibit driveways for new dwellings from New McLellan Road, ensure relocation of the existing driveway for the existing dwelling being retained on proposed Lot 9, and increase the setback to McLellan Road for new dwellings on Lots 1 and 9 from 7.5 metres (25 ft.) to 10 metres (30 ft.);
- (f) the applicant addresses the shortfall in tree replacement; and
- (g) registration of Section 219 Restrictive Covenants for the protection throughout the proposed lots and submission of financial securities for retained trees, in accordance with the final Tree Preservation Plan to the satisfaction of the City Landscape Architect.

RES.R07-523

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16302" pass its first reading.

RES.R07-524

Carried

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16302" pass its second reading.

RES.R07-525

Carried

It was then

Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16302" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-526

Carried

**SURREY CITY CENTRE/WHALLEY**

21. 7901-0097-00

13852 - 101 Avenue

**Kirk Fisher/Odyssey Tower Properties Ltd.**

OCP Amendment/Rezoning/Development Permit

*OCP Amendment from Multiple Residential to City Centre. Rezone from RM-45 to CD and Development Permit to permit one low-rise and one high-rise apartment building.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Permit application on property located at 13852 - 101 Avenue.

The applicant is proposing:

- an OCP amendment from Multiple Residential to City Centre;
- a rezoning from RM-45 to CD; and
- a Development Permit

in order to permit the development of a low-rise and a high-rise apartment building in Surrey City Centre.

**Delegation**

The applicant's representative was in attendance and commented that financing was not yet in place for the proposed development. He noted that the placement of the 27 storey building had been considered in order to retain views and he referenced photos that had been included in the package submitted to Council.

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 Martin  
That:

1. a By-law be introduced to redesignate the property from Multiple Residential to City Centre 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 property from "Multiple Residential 45 Zone (RM-45)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
- 4. Council authorize staff to draft Development Permit No. 7901-0097-00 in accordance with the attached drawings (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) finalize building design and landscaping details to the satisfaction of the City Architect and City Landscape Architect;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) the applicant address concerns regarding the pressure this proposal will place on existing park facilities to the satisfaction of the General Manger, Parks, Recreation & Culture; and
  - (f) discharge of easement shown on Plan 80473.

RES.R07-527

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 169 Amendment By-law 2007, No. 16303" pass its first reading.

RES.R07-528

Carried

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 169 Amendment By-law 2007, No. 16303" pass its second reading.

RES.R07-529

Carried



It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 169 Amendment By-law 2007,  
 No. 16303" be held at the City Hall on March 12, 2007, at 7:00 p.m.  
 RES.R07-530 Carried

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16304" pass its first reading.  
 RES.R07-531 Carried

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

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16304" pass its second reading.  
 RES.R07-532 Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16304" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.  
 RES.R07-533 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### FLEETWOOD/GUILDFORD

22. 7906-0178-00  
 8697 - 160 Street  
 Don Andrew, Creekside Architects/0706110 B.C. Ltd.  
Director Information:  
 Gerald Wayne Metheral  
Officer Information: (as at October 12, 2006)  
 Gerald Wayne Metheral (President)  
 Rezoning/Development Permit  
*Rezone from RF to CD. Development Permit to permit the development of a  
 4-storey mixed-use residential/commercial building consisting of 54 residential  
 units and 2 ground floor commercial units.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 8697 - 160 Street.

The applicant is proposing:

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

in order to permit the development of a 4-storey mixed use residential/commercial building consisting of 54 residential units and 2 ground level commercial 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 Hepner  
Seconded by Councillor Gill  
That:

1. A By-law be introduced to rezone the property from Single Family Residential Zone (RF) (By-law 12000) to Comprehensive Development Zone (CD) (By-law 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 162 square metres (1,744 sq.ft.) to 148 square metres (1,597 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7906-0178-00 in accordance with the attached drawings (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of revised architectural and landscape drawings subject to the satisfaction of the City Architect and City Landscape Architect;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (f) the applicant adequately address the impact of reduced indoor amenity space;
- (g) demolition of all existing buildings and structures on the subject site, to the satisfaction of Building Division staff; and
- (h) preparation and registration of a right-of-way for public rights-of-passage between the building face and the edge of 160 Street.

RES.R07-534 Carried

It was Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16305" pass its first reading.

RES.R07-535 Carried

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

It was Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16305" pass its second reading.

RES.R07-536 Carried

It was then Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16305" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-537 Carried

**NEWTON**

**23. 7906-0501-00  
 7906-0516-00  
 7948 - 120 Street  
 Diana Meakin (Keg Restaurants), Mr. Llewellyn Fonseca (Knight Signs)/  
 Siddoo Kashmir Holdings Ltd.  
 Food Primary Liquor License Amendment/Development Permit/  
 Development Variance Permit  
 Extend the hours of liquor service past midnight for the food primary liquor  
 license associated with a newly relocated restaurant. Development Permit and  
 Development Variance Permit to allow additional fascia signage.**

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance



Permit, and a Food Primary Liquor License Amendment on property located at 7948 - 120 Street.

The applicant is proposing:

- a food primary liquor license amendment for an extension of hours for liquor service past midnight;  
a Development Permit to allow additional signage, including the relocation of the sign on the west elevation of the building approved under Development Application No. 7905-0012-00; and
- a Development Variance Permit to relax the following by-law regulations:
  - allow for one (1) fascia sign on the north elevation, and one (1) canopy sign on the south elevation of the building

in order to permit changes to The Keg restaurant building within the shopping centre (Appendix III).

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 Gill  
Seconded by Councillor Steele  
That:

1. Council approve the following proposed food primary liquor license amendment to proceed to Public Notification:
  - (a) The extension of hours from 11:30 a.m. to 1:00 a.m. Sunday to Thursday and from 11:30 a.m. to 1:30 a.m. Friday and Saturday.
2. Council authorize staff to draft Development Permit No. 7906-0501-00 which amends Development Permit No. 7905-0012-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7906-0501-00, (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) Part 5, Section 27, Sub-Section 2(a) of the Sign By-law to allow the maximum number of fascia signs to be increased to four (4) for The Keg restaurant building at 7948 - 120 Street; and
  - (b) Part 5, Section 27 Sub-Section 10(b) of the Sign By-law to allow a canopy sign to be located on the canopy roof on the premise frontage (south elevation) of The Keg restaurant building.

RES.R07-538

Carried

**SOUTH SURREY**

24. **7906-0461-00**  
**961 - 176 Street**  
**Chad Marlatt, Bell Mobility/K.S.C. Holdings Ltd.**  
Development Variance Permit  
*Development Variance Permit to permit the construction of a cellular telecommunications tower.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 961 - 176 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - Part 4 General Provisions of the Surrey Zoning By-law, 1993, No. 12000

in order to permit the development of a 50.0-metre (164 ft.) cellular telecommunication tower.

**Delegation:**

The applicant was in attendance and commented that the proposed tower structure would be a monopole and painted green.

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 Gill  
Seconded by Councillor Steele  
That:

1. Council approve Development Variance Permit No. 7906-0461-00, (Appendix VI) varying Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, Section A.1.(a)ii.b. to proceed to Public Notification:
  - (a) to increase the maximum height of a telecommunication tower from 12.0 metres (40 ft.) to 50.0 metres (164 ft.).

RES.R07-539

Carried

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE/CLAYTON**

- 25. **7906-0234-00**  
**18930 No. 10 (56 Avenue) Highway**  
**Mark McMullen, New East Consulting Services, Ltd./Owners Silver Star Enterprises Ltd., Inc. No. 646262**  
 OCP Amendment/Rezoning  
*Amend OCP from Suburban to Urban. Rezone from RA to RF to allow subdivision into approximately 8 single-family residential lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on property located at 18930 No. 10 (56 Avenue) Highway.

The applicant is proposing:

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

in order to allow subdivision into approximately 8 single-family residential 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 Gill Seconded by Councillor Martin That:
--------	--

1. a By-law be introduced to amend the Official Community Plan by redesignating the property from Suburban to Urban 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 property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.



4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) address concerns about the pressure this project will place on existing facilities to the satisfaction of the Parks, Recreation and Culture Department; and
  - (f) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications.
  
5. Council pass a resolution to amend the Cloverdale Local Area Plan to redesignate the land from Suburban Residential Half Acre to Urban Residential when the project is considered for final adoption.

RES.R07-540

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 170 Amendment By-law 2007, No. 16306" pass its first reading.

RES.R07-541

Carried

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

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 170 Amendment By-law 2007, No. 16306" pass its second reading.

RES.R07-542

Carried

RES.R07-543 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 170 Amendment By-law 2007,  
No. 16306" be held at the City Hall on March 12, 2007, at 7:00 p.m.  
Carried

RES.R07-544 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16307" pass its first reading.  
Carried

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

RES.R07-545 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16307" pass its second reading.  
Carried

RES.R07-546 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16307" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.  
Carried

**26. 7906-0174-00**

**19027 and 19057 - 72 Avenue**

**Richard Brooks, H.Y. Engineering Ltd./Nicholas William Bodnarchuk**

**Iqbal Gill, Amarjit Hayre, Dilbagh Dhaliwal and Mohinder Dhaliwal**

OCP Amendment/Rezoning/Development Variance Permit

*Amend OCP on a portion from Suburban to Urban. Rezone a portion from RA to RF-9C to permit subdivision into 21 small single family lots and one remainder parcel. DVP to vary lot width.*

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 19027 and 19057 - 72 Avenue.

The applicant is proposing:

- an OCP amendment of a portion from Suburban to Urban;
- rezoning of a portion from RA to RF-9C; and

- a Development Variance Permit to relax the following by-law regulation:
  - reduce the minimum lot width of the RA Zone from 50 metres (165 ft.) to 27.5 metres (90 ft.)

in order to permit the development of approximately 21 small single family lots with coach houses, a remainder RA parcel, and parkland.

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 Martin  
Seconded by Councillor Gill  
That:

1. a By-law be introduced to redesignate a portion of the property (Block B on Survey Plan) from Suburban to Urban and a date for Public Hearing be set (Appendix I).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone Block B, as shown on the attached Survey Plan (Appendix I), 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;
4. Council approve Development Variance Permit No. 7906-0174-00, (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RA Zone from 50.0 metres (165 ft.) to 27.5 metres (90.2 ft.) for proposed Lot 23.
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) 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 proposed remainder RA lot until such time as conditions permit development of the site;
- (e) finalization of the agreement for the acquisition by the City of the proposed open space for park purposes; and
- (f) approval of Development Variance Permit No. 7906-0174-00.

RES.R07-547

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Martin

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 171 Amendment By-law 2007, No. 16308" pass its first reading.

RES.R07-548

Carried

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

It was

Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 171 Amendment By-law 2007, No. 16308" pass its second reading.

RES.R07-549

Carried

It was then

Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 171 Amendment By-law 2007, No. 16308" be held at the City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-550

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16309" pass its first reading.

RES.R07-551

Carried

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

It was

Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16309" pass its second reading.

RES.R07-552

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16309" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.  
 RES.R07-553 Carried

**27. 7906-0030-00**

**Portion of 5326 - 188 Street**

**Mark McMullen, New East Consulting Services Ltd./Brown Bear  
 Development Ltd., Inc. No. 449592**

OCP Amendment/Rezoning

*Amend OCP from Suburban to Urban. Rezone a portion from A-1 and IL to RF  
 to permit subdivision into approximately 30 single family lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on properties located at portion of 5326 - 188 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning of a portion from A-1 and IL to RF

in order to allow subdivision into approximately 30 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 Gill  
 Seconded by Councillor Martin  
 That:

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

4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) registration of a "no build" Restrictive Covenant on proposed Lots 14 and 17 through 20, to ensure that no building, structures or improvements will be erected or placed within a 6-metre (19.7 ft.) wide landscape buffer area abutting the existing industrial zoned portion (proposed Lot 31);
  - (f) registration of a "no build" Restrictive Covenant on proposed Lot 31, to ensure that no building, structures or improvements will be erected or placed within a 10-metre (32.8 ft.) wide landscape buffer area abutting the proposed residential lands (proposed Lots 14 and 17 through 20);
  - (g) submission of a landscape plan for the landscape buffer and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (h) registration of a Section 219 Restrictive Covenant on the proposed residential lots notifying owners to the potential of noise related to adjacent industrial uses and to require mitigating measures to reduce the impact of external noise sources from the proximity to industrial uses on proposed Lot 31;
  - (i) registration of a Section 219 Restrictive Covenant on proposed Lots 14 and 17 through 20, to require building setbacks to be measured from the northernmost edge of the "no build" landscape covenant area;
  - (j) address concerns about the pressure this project will place on existing facilities to the satisfaction of the Parks, Recreation and Culture Department; and
  - (k) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications.



- 5. Council pass a resolution to amend the Cloverdale NCP/Local Area Plan to redesignate the portion of land from "Suburban Residential Half Acre" to "Urban Residential" when the project is considered for final adoption.

RES.R07-554 Carried with Councillor Bose against.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 172 Amendment By-law 2007, No. 16310" pass its  
first reading.

RES.R07-555 Carried with Councillor Bose against.

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 172 Amendment By-law 2007, No. 16310" pass its  
second reading.

RES.R07-556 Carried with Councillor Bose against.

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 172 Amendment By-law 2007,  
No. 16310" be held at the City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-557 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16311" pass its first reading.

RES.R07-558 Carried with Councillor Bose against.

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16311" pass its second reading.

RES.R07-559 Carried with Councillor Bose against.

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16311" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.  
 RES.R07-560 Carried

## NEWTON

28. **7906-0315-00**  
**5835 - 136 Street**  
**Gurpal Bahga/Jaspal and Gurpal Bahga**  
 Rezoning  
*Rezone from RA to RF to permit subdivision into two (2) single family residential lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 5835 - 136 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into two (2) single-family residential 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 Gill  
 Seconded by Councillor Steele  
 That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) the applicant resolve outstanding By-law compliance issues related to the existing businesses of the site; and
- (e) registration of a Section 219 Restrictive Covenant to increase the side yard (south) setback on Lot 2 from 1.8 metres (6 ft.) to 4.0 metres (13 ft.).

RES.R07-561 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16312" pass its first reading.

RES.R07-562 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16312" pass its second reading.

RES.R07-563 Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16312" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-564 Carried

**29. 7906-0248-00**  
**14989 - 68A Avenue**  
**Roger Jawanda, CitiWest Consulting Ltd./Devinder Singh Sidhu, Gurmeet**  
**Singh Sidhu, Harinder Singh Sidhu and Jasminder Kaur Sidhu**  
**Rezoning/Development Variance Permit**  
*Rezone from RA to RF in order to permit subdivision into 3 single family lots.*  
*DVP to relax the rear yard setback for the existing dwelling being retained.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 14989 - 68A Avenue.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following by-law regulation:



- reduce rear yard setback from 7.5 metres (25 ft.) to 0.8 metre (2.6 ft.) on proposed Lot 2 for the existing dwelling being retained

in order to allow subdivision into three (3) single family residential 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 Gill  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0248-00, (Appendix XI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 0.8 metre (2.6 ft.) on proposed Lot 2 for the existing dwelling being retained.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) registration of a Section 219 Restrictive Covenant for "no build" within the 9.0m front yard set back on proposed Lot 1; and
  - (e) completion of a Building Code assessment by a qualified professional and/or the Design Consultant to ensure all Building Code requirements are met with respect to the existing dwelling being retained, completion of required upgrading and submission of financial securities in this regard as appropriate.

RES.R07-565

Carried

RES.R07-566 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16313" pass its first reading.  
Carried

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

RES.R07-567 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16313" pass its second reading.  
Carried

RES.R07-568 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16313" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.  
Carried

- 30. 7906-0217-00**  
**12132 - 84 Avenue**  
**Mike Helle, Coastland Engineering & Surveying Ltd./Kennedy Trail Ltd.**  
Rezoning/Development Permit/Development Variance Permit  
*Rezone from RA to RM-30 and DP to permit development of a 58-unit townhouse  
development. DVP to vary setbacks.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located at 12132 - 84 Avenue.

The applicant is proposing:

- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
  - to reduce the minimum northerly front yard (84 Avenue) setback from 7.5 metres (25 feet) to 4.8 metres (16 feet) for four (4) units with the provision that the supporting posts for the second floor balconies be allowed to project 1.5 metres (5 feet) into the setback area for all units;

- to reduce the minimum westerly side yard (121A Street) setback from 7.5 metres (25 feet) to 4.28 metres (14 feet), 3.34 metres (11 feet) and 5.7 metres (19 feet), as illustrated in the Development Variance Permit;
- to reduce the southerly rear yard setback from 7.5 metres (25 feet) to 3.72 metres (12 feet) and 5.2 metres (17 feet), with the provision that the supporting posts for the second floor balconies be allowed to project 1.5 metres (5 feet) into the setback area for all units; and
- to reduce the minimum easterly side yard setback from 7.5 metres (25 feet) to 6.93 metres (23 feet) and 2.79 metres (9 feet), with the provision that the supporting posts for the second floor balconies be allowed to project 1.5 metres (5 feet) into the setback area for all units;

in order to permit the development of 58 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 Gill  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0217-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7906-0217-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northerly front yard (84 Avenue) setback from 7.5 metres (25 feet) to 4.8 metres (16 feet) for four (4) units with the provision that the supporting posts for the second floor balconies be allowed to project 1.5 metres (5 feet) into the setback area for all units;
  - (b) to reduce the minimum westerly side yard (121A Street) setback from 7.5 metres (25 feet) to 4.28 metres (14 feet), 3.34 metres (11 feet) and 5.7 metres (19 feet), as illustrated in the Development Variance Permit;
  - (c) to reduce the southerly rear yard setback from 7.5 metres (25 feet) to 3.72 metres (12 feet) and 5.2 metres (17 feet), with the provision



that the supporting posts for the second floor balconies be allowed to project 1.5 metres (5 feet) into the setback area for all units; and

- (d) to reduce the minimum easterly side yard setback from 7.5 metres (25 feet) to 6.93 metres (23 feet) and 2.79 metres (9 feet), with the provision that the supporting posts for the second floor balconies be allowed to project 1.5 metres (5 feet) into the setback area for all units.

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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space; and
- (e) the applicant work with staff to resolve concerns over the impact of the proposed development on existing Parks, Recreation and Culture facilities in the area.

RES.R07-569

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16314" pass its first reading.

RES.R07-570

Carried

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

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16314" pass its second reading.

RES.R07-571

Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16314" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.  
 RES.R07-572 Carried

### SOUTH SURREY

31. **7906-0306-00 & 7906-0307-00**  
**2423 2443, 2463, 2483, 2432, 2462 - 163 Street**  
**Maciej Dembek, Barnett Dembek Architects Inc./Makhan Singh Dhillon**  
**Gurjeet Sivia and Awneet Sivia, James Richard Doell, Nirmal Singh Sivia,**  
**Sukhminder Singh Gill and Satpal Kaur Gill, Sarbjot Singh Dhillon**  
 OCP Amendment/Rezoning/Development Permit  
*OCP Amendment from Suburban to Urban. Rezone from RA to RM-15 and a*  
*Development Permit to permit development of 73 townhouse units.*

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 Permit on properties located at 2423 2443, 2463, 2483, 2432, 2462 - 163 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RA to RM-15; and
- a Development Permit

in order to permit the development of 73 townhouse dwelling units in two (2) projects.

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 Gill  
 Seconded by Councillor Steele  
 That:

1. a By-law be introduced to amend the OCP by redesignating the properties at 2423/43/63/83 - 163 Street (Site A) from Suburban to Urban and a date for Public Hearing be set.
2. a By-law be introduced to amend the OCP by redesignating the properties at 2432/62 - 163 Street (Site B) from Suburban to Urban and a date for Public Hearing be set.

3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendments to the Official Community Plan, as described in the report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
4. a By-law be introduced to rezone the properties at 2423/43/63/83 - 163 Street (Site A) from One Acre Residential Zone (RA) (By-law No. 12000) to Multiple Residential 15 Zone (RM-15) (By-law No. 12000) and date be set for Public Hearing.
5. a By-law be introduced to rezone the properties at 2432/62 - 163 Street (Site B) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit Nos. 7906-0306-00 (Site A) and 7906-0307-00 (Site B) in accordance with the attached drawings (Appendix III).
7. Council instruct staff to resolve the following issues prior to final 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 subdivision layouts to the satisfaction of the Approving Officer;
  - (c) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
  - (d) registration of a statutory right-of-way on Site B in order to allow full vehicular and pedestrian access for the interior lots (2482/65/47/21 – 164 Street and 16349 – 24 Avenue) east of 163 Street to the satisfaction of the General Manager, Engineering;
  - (e) registration of a 8.0 m (26 feet) statutory right-of-way for a multi-use pathway along 24 Avenue;
  - (f) removal of all existing buildings and structures to the satisfaction of the Building Division;
  - (g) the applicant adequately address the impact of reduced indoor amenity space for Site A, File No. 7906-0306-00;



- (h) submission of a revised finalized arborist report, tree survey, landscaping cost estimate and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; including retention of the two significant sequoia trees; and,
- (i) resolution of site plan and architectural issues to the satisfaction of City Staff.
- (j) approval from the Ministry of Transportation.

RES.R07-573 Carried with Councillor Bose against.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 173 Amendment By-law 2007, No. 16315" pass its first reading.

RES.R07-574 Carried with Councillor Bose against.

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 173 Amendment By-law 2007, No. 16315" pass its second reading.

RES.R07-575 Carried with Councillor Bose against.

It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 173 Amendment By-law 2007,  
No. 16315" be held at the City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-576 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 174 Amendment By-law 2007, No. 16316" pass its first reading.

RES.R07-577 Carried with Councillor Bose against.

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 174 Amendment By-law 2007, No. 16316" pass its  
second reading.

RES.R07-578 Carried with Councillor Bose against.

It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 174 Amendment By-law 2007,  
No. 16316" be held at the City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-579 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16317" pass its first reading.

RES.R07-580 Carried with Councillor Bose against.

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16317" pass its second reading.

RES.R07-581 Carried with Councillor Bose against.

It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16317" be held at the  
City Hall on March 17, 2007, at 7:00 p.m.

RES.R07-582 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16318" pass its first reading.

RES.R07-583 Carried with Councillor Bose against.

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

- RES.R07-584 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16318" pass its second reading.  
Carried with Councillor Bose against.
- RES.R07-585 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16318" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.  
Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

32. **7906-0326-00**  
**12088 - 75A Avenue**  
**Maciej Dembek, Barnett Dembek Architects Inc./Popular Group**  
**Investments Ltd., Inc. No. 424541**  
Rezoning/Development Permit  
*Rezone from CD (By-law No. 14031) to CD. Development Permit to permit  
development of a 3-storey mixed-use apartment building.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 12088 - 75A Avenue.

The applicant is proposing:

- a rezoning from CD (By-law No. 14031) to CD; and
- a Development Permit

in order to permit the development of a 3-storey mixed-use apartment building.

### Delegation

The applicant was in attendance and commented that the commercial portion of the property was severed off and had a Comprehensive Development permit in place for the ten-storey hotel tower. He added that there are securities in with the City of Surrey for that hotel tower. He noted that this proposal is to downsize the ultimate development proposal from a 10-storey building to a 3-storey building. He continued that the proposal had included such uses as a banquet hall, shops and hair salon originally.



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 Gill  
Seconded by Councillor Martin  
That:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 14031) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0326-00 in accordance with the attached drawings (Appendix III).
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 111 square metres (1,184 sq. ft.) to 102 square metres (1,100 sq. ft.).
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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) the applicant adequately address the impact of reduced indoor amenity space;
  - (d) registration of a reciprocal access and shared parking agreement with the neighbouring site to the west (7548 - 120 Street);
  - (e) forfeit of the \$150,000.00 hotel completion security to the City;
  - (f) discharge the Section 219 Restrictive Covenant requiring acquisition of a building permit for a hotel within 15 months of issuance of the building permit for the retail commercial development;
  - (g) the applicant is to adequately resolve concerns regarding the pressure this project will place on existing parks, recreation and culture facilities to the satisfaction of the Parks, Recreation & Culture Department; and
  - (h) resolution of design issues to the satisfaction of the City Architect.

Before the question was called:-

It was Moved by Councillor Bose  
Seconded by Councillor Villeneuve  
That Application No. 7906-0326-00 be  
referred back to staff for a complete re-evaluation of the appropriate land use for  
this site.

RES.R07-586

Carried with Councillor Gill against.

**33. 7906-0219-00**

**6130 - 144 Street**

**Clarence Arychuk, c/o Hunter Laird Engineering Ltd/Amritpal Gill,**

**Jagdeep K. Gill, Mohinder K. Samma, Parvinder K. Samra**

Rezoning/Development Permit/Development Variance Permit

*Rezone from A-1 to RF-12 and RM-15 and Development Permit to allow  
development into 7 single family small lots, and a 40-unit townhouse complex.  
DVP to vary setbacks.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located at 6130 - 144 Street.

The applicant is proposing:

- a rezoning from A-1 to RF-12 and RM-15;
- a Development Permit; and
- a Development Variance Permit to relax the RM-15 Zone as follows, as shown on the plan attached as Schedule A in Appendix IX:
  - reduce the northerly (61A Avenue) and westerly (144 Street) side yard setbacks from 7.5 metres (25 ft.) to 6 metres (20 ft.) to the building face and to 4.6 metres (15 ft.) for porches;
  - reduce the southerly side yard setbacks from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
  - reduce the easterly side yard setback from 7.5 meters (25 ft.) to a minimum of 5.6 metres (18 ft.) except units nos. 1 and 40, where the minimum setback may be further reduced to 0.5 metre (1.6 ft.) and 3.1 (10 ft.) respectively.

in order to allow development into 7 single family small lots and a 40-unit townhouse complex.

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 Martin  
Seconded by Councillor Gill  
That:

1. a By-law be introduced to rezone a portion of the property identified as Block A on the plan attached as Appendix XII, from "General Agricultural Zone (A-1)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), and the portion of the property identified as Block B from "General Agricultural Zone One (A-1)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7906-0219-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7906-0219-00 (Appendix X) varying Section F. Yards and Setbacks of the RM-15 Zone as follows, to proceed to Public Notification:
  - (a) reduce the northerly (61 A Avenue) and westerly (144 Street) side yard setbacks from 7.5 metres (25 ft.) to 6 metres (20 ft.) to the building face and to 4.6 metres (15 ft.) for porches;
  - (b) reduce the southerly side yard setbacks from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
  - (c) reduce the easterly side yard setback from 7.5 metres (25 ft.) to a minimum of 5.6 metres (18 ft.) except units nos. 1 and 40, where the minimum setback may be further reduced to 0.5 metre (1.6 ft.) and 3.1 (10 ft.) respectively.
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) final approval from Senior Government Environmental Agencies;



- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a finalized landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (f) registration of a Section 219 Restrictive Covenant and Reciprocal Access easement with the properties to the south to ensure a coordinated access arrangement to 61A Avenue;
- (g) the applicant adequately address the impact of eliminating the required indoor amenity space; and
- (h) the applicant adequately address the shortfall in tree replacement.

RES.R07-587

Carried

It was

Moved by Councillor Steele  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16320" pass its first reading.

RES.R07-588

Carried

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

It was

Moved by Councillor Steele  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16320" pass its second reading.

RES.R07-589

Carried

It was then

Moved by Councillor Steele  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16320" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-590

Carried

**CLOVERDALE/CLAYTON**

**34. 7906-0342-00**

**Portion of 6520 - 194 Street**

**Craig Marcyniuk, c/o Solterra Development/Solterra Development  
(Sunset Court) Corporation**

OCP Amendment/Rezoning/Development Permit/Development Variance Permit  
*Amend OCP from Urban (URB) to Multiple Residential (RM). Rezone a portion  
from RA to CD. Development Permit to permit the development of 124 multi-  
family residential units in East Clayton. Development Variance Permit to vary*

the Sign By-law in order to increase the number of identification signs from 1 to 3.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on property located at portion of 6520 - 194 Street.

The applicant is proposing:

- OCP amendment for a portion from Urban to Multiple Residential;
- a rezoning for a portion from RA to CD;
- a Development Permit; and
- a Development Variance Permit to vary Sign By-law No. 13656 to increase the number of identification signs from 1 to 3

in order to permit the development of 124 multiple family residential units in East Clayton consisting of a 60-unit apartment building, 26 townhouse units and 38 carriage homes.

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 Gill  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to redesignate a portion of the property from Urban to Multiple Residential 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 a portion of 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 X).
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 372 square metres (4,004 sq.ft.) to 83.8 square metres (902 sq.ft.).

5. Council authorize staff to draft Development Permit No. 7906-0342-00 in accordance with the attached drawings (Appendix III).
6. Council approve Development Variance Permit No. 7906-0342-00 (Appendix XI) varying the following to proceed to Public Notification:
  - (a) to increase the maximum number of identification signs permitted in the Sign By-law No. 13656, from 1 to 3.
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of revised architectural and landscape drawings to the satisfaction of the City Architect and City Landscape Architect;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) the applicant to resolve the deficit in tree replacement to the satisfaction of the City Landscape Architect;
  - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (h) the applicant adequately address the impact of reduced indoor amenity space;
  - (i) the applicant to complete the sale of proposed parkland with the City of Surrey Realty Services Division staff; and
  - (j) the demolition of all existing buildings and structures to the satisfaction of Building Division staff.

RES.R07-591

Carried



It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 177 Amendment By-law 2007, No. 16321" pass its  
first reading.

RES.R07-592 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 177 Amendment By-law 2007, No. 16321" pass its  
second reading.

RES.R07-593 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 177 Amendment By-law 2007,  
No. 16321" be held at the City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-594 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16322" pass its first reading.

RES.R07-595 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16322" pass its second reading.

RES.R07-596 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16322" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-597 Carried

35. **7906-0273-00**  
**16264 - 60 Avenue**  
**Clarence Arychuk, c/o Hunter Laird Engineering Ltd./Gary Maurice**  
**Paradis and Lynda Louise Daniels**  
NCP Amendment/Rezoning/Development Permit  
*NCP Amendment from "One-Acre Cluster" to "Half-Acre Cluster". Rezone from A-1 to RC to permit subdivision into approximately 11 suburban lots. DP for the protection of an agricultural buffer adjacent the ALR boundary.*

Councillor Bose left the meeting at 4:24 p.m. for Item B.35 due to a potential conflict of interest as his family has property holdings in the immediate vicinity.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and an application for a Development Permit on property located at 16264 - 60 Avenue.

The applicant is proposing:

- an NCP amendment One-Acre Cluster to Half-Acre Cluster;
- a rezoning from A-1 to RC; and
- a Development Permit for the protection of the agricultural buffer

in order to allow subdivision into approximately 11 suburban cluster lots in West Cloverdale South.

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 Gill  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Cluster Residential Zone (RC)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0273-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized park configuration layout and concept to the satisfaction of the General Manager, Parks, Recreation & Culture;
- (d) the applicant to resolve the impact of the proposed lot grading on the parkland to the satisfaction of the General Manager, Parks, Recreation & Culture;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (g) address any comments from the Agricultural Advisory Committee regarding the agricultural buffer; prior to final adoption;
- (h) confirmation that creek setback regulations are satisfied;
- (i) Council approval of the proposed road closures of portions of Bell Road and 60 Avenue; and;
- (j) demolition of all existing buildings and structures to the satisfaction of Building Division staff.

4. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan to redesignate the land from "One-Acre Cluster" to "Half-Acre Cluster" when the project is considered for final adoption.

RES.R07-598 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16323" pass its first reading.

RES.R07-599 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16323" pass its second reading.

RES.R07-600 Carried



It was then Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16323" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.  
 RES.R07-601 Carried

- 36. 7905-0019-00**  
**16588 Old McLellan Road and 16660 and 16678 - 57A Avenue**  
**Joe Dhaliwal/57th Avenue Developments Ltd.**  
 OCP Amendment/NCP Amendment/Rezoning/Development Permit/  
 Heritage Revitalization Agreement  
*Amend OCP on a portion from Suburban to Urban. Amend NCP on a portion  
 from Half Acre Cluster and Parks/ Open Space to Urban Single Family. Rezone  
 from RA and A-1 to RF and CD to permit 36 lots. DP for an agricultural buffer  
 adjacent the ALR. HRA to preserve Bell House.*

Councillor Bose left the meeting at 4:24 p.m. for Item B.36 due to a potential conflict of interest as his family has property holdings in the immediate vicinity.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and the Neighbourhood Concept Plan, a rezoning application, a Development Permit application, and a Heritage Revitalization Agreement on properties located at 16588 Old McLellan Road and 16660 and 16678 - 57A Avenue.

The applicant is proposing:

- an OCP amendment of a portion from Suburban to Urban;
- an NCP amendment for a portion from Half-Acre Cluster and Parks/Open Space to Urban Single Family;
- a rezoning from RA and A-1 to RF and CD;
- a Development Permit; and
- a Heritage Revitalization Agreement

in order to allow subdivision into 16 urban single family residential lots and 20 suburban single family residential lots and retention of the historic Charles Bell House.

The Acting General Manager of Planning & Development was recommending that to implement Council's previous decision granting approval to proceed to this project, that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to redesignate Block A, as shown on the Survey Plan, from Suburban to Urban and a date for Public Hearing be set (Appendix III).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone Block C from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) as shown on the Survey Plan and a date be set for Public Hearing (Appendix V).
4. a By-law be introduced to rezone Blocks A and B from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000), as shown on the Survey Plan and a date be set for Public Hearing (Appendix V).
5. Council authorize staff to draft Development Permit No. 7905-0019-00 in accordance with the attached park concept plan (Appendix IV), for the purpose of the protection of the agricultural buffer.
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) submission of a raptor study to the satisfaction of the City Landscape Architect and the City's Environmental Coordinator;
- (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (g) provision of community benefit to satisfy the OCP amendment policy for the Type 2 OCP amendment applications;
- (h) the applicant to deal with the relocation and restoration of the Charles Bell House to the satisfaction of the Heritage Advisory Commission, including the submission of a restoration plan and costs associated with the relocation;
- (i) the applicant to ensure that the Old McLellan Road Heritage Character Guidelines are incorporated into the final engineering drawings and the Building Design Guidelines which will be registered on title of the proposed lots, to the satisfaction of the General Manager, Engineering and Acting General Manager, Planning and Development;
- (j) staff be authorized to draft a Heritage Revitalization Agreement (HRA) By-law for the preservation of the Charles Bell House and the existing rock wall;
- (k) the applicant to resolve outstanding lot grading concerns to the satisfaction of the General Manager, Engineering and Acting General Manager, Planning and Development;
- (l) the applicant must provide technical assessments to help evaluate the impact and acceptability of filling the floodplain and develop a mitigation strategy if appropriate, to the satisfaction of the General Manager, Engineering;
- (m) final approval of the relocation of the red coded watercourse to the satisfaction of the Department of Fisheries and Oceans General Manager, Parks, Recreation and Culture and General Manager, Engineering;
- (n) submission of finalized open space concept to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (o) the applicant to provide habitat compensation as per City Policy No. P-15 for the relocation of the red coded watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;



- (p) submission of a bio-swale design, including a cross-section, with proposed vegetative planting, to the satisfaction of the General Manager, Engineering Department;
- (q) registration of a restrictive covenant on title of the newly created lots which will acknowledge that the lots are located in close proximity to active farming operations; and
- (r) removal of all buildings and structures, other than those associated with the Charles Bell House, to the satisfaction of the General Manager, Planning & Development.

7. Council pass a resolution to amend West Cloverdale South NCP to redesignate a portion of the land from Half Acre Cluster and Parks/Open Space to Urban Single Family when the project is considered for final adoption.

RES.R07-602

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 175 Amendment By-law 2007, No. 16324" pass its first reading.

RES.R07-603

Carried

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 175 Amendment By-law 2007, No. 16324" pass its second reading.

RES.R07-604

Carried

It was then

Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Official Community Plan By-law, 1996, No. 12900, No. 175 Amendment By-law 2007, No. 16324" be held at the City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-605

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16325A" pass its first reading.

RES.R07-606

Carried

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

- RES.R07-607 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16325A" pass its second reading.  
Carried
- RES.R07-608 It was then Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16325A" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.  
Carried
- RES.R07-609 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16325B" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R07-610 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16325B" pass its second reading.  
Carried
- RES.R07-611 It was then Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16325B" be held at the  
City Hall on March 12, 2007, at 7:00 p.m.  
Carried

### SOUTH SURREY

37. **7906-0098-00**  
**17262 – 4 Avenue**  
**James Evans/Rick Bell, Equitas Land Corporation/Portal Village**  
**Management Ltd.**  
OCP Amendment/NCP Amendment/Rezoning/Development Permit/Development  
Variance Permit  
*Partial OCP Amendment from Suburban to Urban. Partial NCP Amendment*  
*from Suburban Half-Acre to Urban Single Family. Rezone from RA to CD, RF-12*  
*and RF-9 to allow subdivision into 5 Half-Acre gross density lots, 13 Urban*  
*Transition Lots, and 46 Single Family small lots. DP for a landscape buffer*  
*along the ALR. DVP to relax the lot depth for Lots 20 and 21.*

Councillor Bose returned to the meeting at 4:26 p.m.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and the Neighbourhood Concept Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on property located at 17262 - 4 Avenue.

The applicant is proposing:

- a partial OCP amendment from Suburban to Urban;
- a partial NCP amendment from Suburban to Urban Single Family 6 upa;
- a rezoning from RA to CD, RF-12 and RF-9;
- a Development Permit for a landscape buffer along the ALR; and
- a Development Variance Permit to relax the following by-law regulations:
  - reduce the lot depth requirement for the RF-12 Zone from 22 m (72 ft.) to 21 m (69 ft.) for proposed Lots 20 and 21

in order to allow subdivision into 5 half-acre gross density-type lots, 13 urban single family transition lots, and 46 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 Gill  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to amend the OCP by redesignating the portion of the property shown in Appendix XIII, from Suburban to Urban 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 portions of the property shown as Blocks "A" and "B" on Appendix XIV, from One Acre Residential Zone (RA) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law 12000) and a date be set for Public Hearing.



4. a By-law be introduced to rezone the portions of the property shown as Block "D" on Appendix XIV, from One Acre Residential Zone (RA) (By-law 12000) to Single Family Residential (12) Zone (By-law No. 12000) and to rezone a portion of the property, shown as Block "C" on Appendix XIV to Single Family Residential (9) Zone (By-law No. 12000) RF-9, and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7906-0098-00 for a landscape buffer along the ALR in accordance with the attached drawings (Appendix III).
6. Council approve Development Variance Permit No. 7906-0098-00, (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to relax Section K.2., Part 17A of the Zoning By-law to reduce the minimum lot depth of the RF-12 Zone from 22 metres (72 ft.) to 21 metres (71 ft.) for proposed lots 20 and 21.
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) The applicant address the 15% cash-in-lieu of parkland requirement for the half-acre gross density type lots proposed;
  - (f) Registration of Section 219 Restrictive Covenant to prohibit direct vehicular access for lots 1 to 5 from 4 Avenue, and limit access to these lots from the rear lanes;
  - (g) registration of a Section 219 Restrictive Covenant to ensure installation and maintenance of the landscape buffer along 4 Avenue, and providing notice to future owners of agricultural practices and potential nuisance from the ALR;
  - (h) the applicant address the shortfall in tree replacement;

- (i) registration of a Section 219 Restrictive Covenant for tree preservation on the proposed lots, in accordance with the approved tree preservation plan; and
  - (j) the applicant address the impact on parks and recreation facilities.
8. Council pass a resolution to amend Douglas NCP to redesignate the portions of the land shown as Block B Appendix XIV from Suburban to Urban Single Family 6 upa when the project is considered for final adoption and those portions of land shown on Blocks C and D from Urban Single Family and Small Lot Single Family to Single Family Residential Flex.

RES.R07-612

Carried with Councillor Bose against.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 176 Amendment By-law 2007, No. 16326" pass its first reading.

RES.R07-613

Carried with Councillor Bose against.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 176 Amendment By-law 2007, No. 16326" pass its second reading.

RES.R07-614

Carried with Councillor Bose against.

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 176 Amendment By-law 2007, No. 16326" be held at the City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-615

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16327A" pass its first reading.

RES.R07-616

Carried with Councillor Bose against.

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

RES.R07-617 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16327A" pass its second reading.  
Carried with Councillor Bose against.

RES.R07-618 It was then Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16327A" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.  
Carried

RES.R07-619 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16327B" pass its first reading.  
Carried with Councillor Bose against.

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

RES.R07-620 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16327B" pass its second reading.  
Carried with Councillor Bose against.

RES.R07-621 It was then Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16327B" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.  
Carried

- 38. 7905-0211-00**  
**3632 Elgin Road**  
**Mike Helle, Coastland Engineering & Surveying Ltd./Ashland Holdings Ltd.**  
**and Pacific Kingfisher Properties Ltd.**  
 Rezoning/Heritage Alteration Permit  
*Rezone from RA and A-1 to RF-12 to permit the subdivision of six (6) single  
 family residential lots. Heritage Alteration Permit to allow a road crossing and  
 services within Semiahmoo Trail.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and an application for a Heritage Alteration Permit on property located at 3632 Elgin Road.

The applicant is proposing:



- a rezoning from RA and A-1 to RF-12; and
- a Heritage Alteration Permit (HAP)

in order to allow subdivision into six (6) single family lots and enable a road crossing and services to be located within Semiahmoo Trail.

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 Gill  
Seconded by Councillor Martin  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" and General Agriculture Zone (A-1) (By-law No. 12000 to "Single Family Residential (12) Zone (RF-12) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft a Heritage Alteration Permit (HAP) No. 7905-0211-00 for the following:
  - (a) installation of driveway crossing for a new municipal road; and
  - (b) installation of municipal services.
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) approval from the Ministry of Transportation;
  - (d) endorsement from senior environmental agencies;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of final details for the Semiahmoo Trail landscape buffer and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (g) registration of a Restrictive Covenant for driveway restrictions on lots 1, 2, and 3 to access lane only, and prohibit driveway access to Semiahmoo Trail;
- (h) address concerns expressed by the City's Parks, Recreation and Culture Department;
- (i) registration of a Restrictive Covenant to restrict the building envelope for proposed Lots 1 and 2 in accordance with the final landscape buffer plan and tree retention plan; and
- (j) registration of a Restrictive Covenant to prohibit construction on the flood plain portion of the site and prohibit in-ground basements.

4. Council pass a resolution to amend King George Highway Corridor Plan Local Area Plan to redesignate the northerly portion of the land from "Commercial Residential" to "Clustering at Single Family Density (8 upa)" when the project is considered for final adoption.

RES.R07-622

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16328" pass its first reading.

RES.R07-623

Carried

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

It was

Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16328" pass its second reading.

RES.R07-624

Carried

It was then

Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16328" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-625

Carried

39. 7904-0411-00  
 17383 - 0 Avenue; 78, 104, 120, 130, 140, 186 - 172 Street; 17212,  
 17366 - 2 Avenue; 17377, 17361, 17341 - 0 Avenue; 222 - 172 Street;  
 17329 - 0 Avenue; 17285 - 2 Avenue; 17319, 17287, 17277, 17265, 17241,  
 17235 - 0 Avenue; 17429 - 0 Avenue;  
 17375 - 2 Avenue; 148, 158, 172 - 172 Street; 17318, 17324, 17334,  
 17344, 17354, 17374, 17384, 17396, 17414 - 2 Avenue; 17301,  
 17453 - 0 Avenue, 17253 - 0 Avenue and 17351 - 0 Avenue  
**Bob Amardar, Cressey Development Corporation/0701492 B.C. Ltd., Inc. No. 701492**

**Director Information:****Norman Edward Cressey****Scott Edward Cressey****Officer Information: (as at August 6, 2006)****Scott Edward Cressey (President)****Norman Edward Cressey (CEO)****Bernard James Westdorp and Joyce Florence Westdorp****Philip Arthur Hain and Wendy Dawne Hain****Adrian Paul Dyer and Michelle Miriam Dyer****Henry Hildebrand****Kenneth Ian Drummond****Michael Allen Simpson and Lynda Corinne Simpson****Faye Maureen Magee****Faye Maureen Magee****Toke Adams****Vasa Sramek and Loretta Marie Sramek****Keith Robert Larson and Katherine Allison Larson****Fred Robert Kilby and Jean Carriere****Alfred Jamie Hunter and Donna Lynne Rose Schoenborn****Bruce James Strachan and Regina Strachan****Raymond Brett Lamb****Gordon Richard Lee****Kurt Wilhelm Spreitzer and Hendrika Spreitzer**

NCP Amendment/Rezoning/Development Variance Permit

*NCP Amendments for various designations. Rezone from RA to RF, RF-12, RF-9 and RF-9C to permit subdivision into 322 single family lots and creation of park and school sites in Douglas. DVP to vary side and rear yard setbacks for houses being retained.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan on properties located at 17383 - 0 Avenue; 78, 104, 120, 130, 140, 186 - 172 Street; 17212, 17366 - 2 Avenue; 17377, 17361, 17341 - 0 Avenue; 222 - 172 Street; 17329 - 0 Avenue; 17285 - 2 Avenue; 17319, 17287, 17277, 17265, 17241, 17235 - 0 Avenue; 17429 - 0 Avenue; 17375 - 2 Avenue; 148, 158, 172 - 172 Street; 17318, 17324, 17334, 17344, 17354, 17374, 17384, 17396, 17414 - 2 Avenue; 17301, 17453 - 0 Avenue, 17253 - 0 Avenue and 17351 - 0 Avenue

The applicant is proposing:



- NCP amendments that include adjustments to the school and park sites, and redesignation of the majority of the lands from "Single Family/Single Family Small Lot" and, "School/Park Site" to "Single Family Residential Flex 6 to 14.5 upa"
- a rezoning from RA to RF, RF-12, RF-9 and RF-9C; and
- a Development Variance Permit to relax the following by-law regulations:
  - Rear yard setbacks for proposed Lots 115 and 116 for retention of existing buildings; and
  - Side yard setbacks for proposed Lots 310, 318 and 323 for retention of existing building

in order to allow subdivision into 322 single family residential lots and creation of school and park sites in Douglas.

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 Gill  
Seconded by Councillor Martin  
That:

1. a By-law be introduced to rezone portions of the properties from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)", for Block 3 in the survey plan attached as Appendix XIV, "Single Family Residential (12) Zone (RF-12)", for Block 2 in the survey plan attached as Appendix XIV, "Single Family Residential (9) Zone (RF-9)" for Block 1 in the survey plan attached as Appendix XIV, and "Single Family Residential (9) Coach House Zone (RF-9C)", for Block 4 in the survey plan attached as Appendix XIV (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0411-00, (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.7 metres (18.7 ft.) for proposed Lot 115 for the retention of an existing building;
  - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.6 metres (18.3 ft.) for proposed Lot 116 for the retention of an existing building;
  - (c) to reduce the minimum flanking side yard setback of the RF Zone from 3.6 metres (12 ft.) to 2.3 metres (7.5 ft.) for proposed Lot 310 for the retention of an existing building;

- (d) to reduce the minimum side yard setback of the RF Zone from 1.0 metres (3.28 ft.) to 0.7 metre (2.3 ft.) for proposed Lot 323 for the retention of an existing building; and
  - (e) to reduce the minimum side yard setback of the RF Zone from 1.0 metre (3.28 ft.) to 0.6 metre (2 ft.) for proposed Lot 318 for the retention of an existing building.
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) input from the Ministry of Transportation;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on those lots designated Commercial/Residential under the NCP until future consolidation, with the adjacent properties under the same designation and redevelopment to mixed commercial/residential in accordance with the NCP;
  - (h) resolution of all legal requirement to effect the build out according to the Douglas NCP; including Section 219 "No Build" Restrictive Covenants on all retained lots that require variances to conform to the RF Zone; statutory rights of way over future road and lane locations; Restrictive Covenants to ensure servicing, lot grading and tree replacement issues are addressed at redevelopment;
  - (i) registration of a Section 219 Restrictive Covenants for tree preservation through the area;
  - (j) the applicant adequately address the deficit in tree replacement;
  - (k) final endorsement from senior environmental agencies; and

(l) completion of land transfers to the Parks, Recreation & Culture Department and School District, as per the NCP.

4. Council pass a resolution to amend Douglas NCP designations in accordance with Appendix XVI when the project is considered for final adoption.

RES.R07-626 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16329" pass its first reading.

RES.R07-627 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16329" pass its second reading.

RES.R07-628 Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16329" be held at the  
 City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-629 Carried

**C. CORPORATE REPORTS**

1. The outstanding Corporate Report under date of February 26, 2007 was considered and dealt with as follows:

**Item No. RL004** Heritage Character Guidelines for Old McLellan Road  
 File: 6800-20 (Old McLellan Road)

The Acting General Manager of Planning & Development submitted a report to submit, for Council's consideration, proposed guidelines to maintain and enhance the heritage character of Old McLellan Road in Surrey Centre, and to recommend Council's approval of these guidelines as recommended by the Heritage Advisory Commission.



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 Hepner  
 Seconded by Councillor Martin  
 That Council:

1. Receive this report as information; and
2. Approve the Heritage Character Guidelines for Old McLellan Road, attached as Appendix I to this report.

RES.R07-630

Carried

2. The Corporate Report under date of February 23, 2007 was considered and dealt with as follows:

**Item No. L003**      Morgan Creek Pedestrian Network Improvements In-lieu of Golf Course Pathways  
 File: 6792-0106-00; 7907-0032-00;  
 6920-20 (Morgan Creek)

The Acting General Manager of Planning & Development submitted a report to report back to Council on recent public consultation and ongoing work with Morgan Creek Holdings Ltd., regarding the completion of amenities in-lieu of the golf course pathways and other amenities required under Development Permit No. 6792-0106-00. This report also recommends approval of specific pedestrian improvements in-lieu of golf course pathways, seeks Council approval for required amendments to Development Permit No. 6792-0106-00, and outlines detailed implementation measures to formally recognize and ensure maintenance on the golf course pathways being retained.

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 Martin  
 Seconded by Councillor Gill  
 That Council:

1. Receive this report as information;
2. Endorse the selected pedestrian network improvements in-lieu of golf course fairway pathways, to be completed by Morgan Creek Holdings Ltd., with ongoing input from the City and the Morgan Creek Homeowner's Association (the "MCHA");
3. Authorize staff to draft Development Permit No. 7907-0032-00, which amends Development Permit No. 6792-0106-00, to formally approve the selected pedestrian network improvements, as documented in this report and as shown on the map attached as Appendix I, in place of certain golf

course pathways; and

4. Authorize staff to finalize the outstanding issues related to the existing golf course pathways to be retained, including registration of rights-of-ways and completion of maintenance agreements and securities, as part of the finalization of Development Permit No. 7907-0032-00.

RES.R07-631

Carried

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

FINAL ADOPTION

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 71 Amendment By-law, 2007, No. 16233"

7906-0465-00 - Harjit and Gurdis Lalli, Surjit S. Lalli, c/o Solutions Consultants

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permits by adding new Temporary Industrial Use Permit Area No. 21 "Demonstration Modular Plant" to allow a demonstration modular plant for the processing of used tires on the property located at 6925 - 176 Street for a period of four months.

Approved by Council: January 22, 2007

**Note:** A Temporary Industrial Use Permit (7906-0465-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 71 Amendment By-law, 2007, No. 16233" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R07-632

Carried

**I. CLERK'S REPORT**

**1. Formal Approval of Temporary Use Permits**

- (a) **Temporary Industrial Use Permit No. 7906-0465-00**  
**Surjit S., Harjit S. and Gurdis K. Lalli**  
**c/o Solutions Consultants**  
6925 - 176 Street

To allow a demonstration modular plant for the processing of used tires  
for a period of four months.

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

"That Temporary Industrial Use Permit No. 7906-0465-00 be issued to  
Surjit Singh Lalli, Harjit Singh Lalli and Gurdis Kaur Lalli to allow a  
demonstration modular plant for the processing of used tires for a period  
of four months on the site more particularly described as Lot 4,  
Section 18, Township 8, New Westminster District, Plan 27370, and that  
the Mayor and Clerk be authorized to sign the necessary documents."

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Temporary Industrial Use Permit  
No. 7906-0465-00 be issued to Surjit Singh Lalli, Harjit Singh Lalli and  
Gurdis Kaur Lalli to allow a demonstration modular plant for the  
processing of used tires for a period of four months on the site more  
particularly described as Lot 4, Section 18, Township 8, New Westminster  
District, Plan 27370, and that the Mayor and Clerk be authorized to sign  
the necessary documents."

RES.R07-633

Carried

**Note:** See By-law 16233 under Item H.1.



**J. OTHER BUSINESS**

**1. Compliance Deposits**

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That staff prepare a legal opinion in terms of  
how compliance deposits could be used in terms of developments and ensuring  
developments are successful in terms of what is being proposed, and that  
Application No. 7906-0326-00 for 12088 – 75 Avenue be used as a case scenario  
project.

RES.R07-634

Carried

**K. ADJOURNMENT**

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


RES.R07-635

Carried

The Regular Council- Land Use meeting adjourned at 4:42 p.m.

Certified Correct:

  
\_\_\_\_\_  
City Clerk, Margaret Jones

  
\_\_\_\_\_  
Mayor