



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MAY 28, 2007
Time: 6:05 p.m.

Present:

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

Absent:

Councillors Entering Meeting as Indicated:

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. **7907-0033-00**
Unit No. 212 - 13395 - 76 Avenue
Jswinder Dhaliwal/0767877 B.C. Ltd.
Director Information:
Inderjit Singh Dhaliwal
Jaswinder Singh Dhaliwal
No Officer Information Filed

Land Use Contract Discharge/Rezoning

Discharge Land Use Contract No. 328 and Land Use Contract No. 571. Rezone from CPR to IL in order to accommodate light impact industrial uses in an existing building.

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract Nos. 328 and 571, and a rezoning application on property located at #212, 13395 - 76 Avenue.

The applicant is proposing:

- a Land Use Contract discharge; and

- a rezoning from CPR to IL

in order to allow light industrial uses on the premises.

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

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

1. a By-law be introduced to discharge Land Use Contract 328 and a date for Public Hearing be set.
2. a By-law be introduced to discharge Land Use Contract 571 and a date for Public Hearing be set.
3. a By-law be introduced to rezone the property from underlying "Commercial Recreation Zone (CPR)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.

RES.R07-1519 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Land Use Contract No. 328,
Authorization By-law, 1977, No. 5124 Discharge By-law, 2007, No. 16401" pass
its first reading.

RES.R07-1520 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Land Use Contract No. 328,
Authorization By-law, 1977, No. 5124 Discharge By-law, 2007, No. 16401" pass
its second reading.

RES.R07-1521 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Land
Use Contract No. 328, Authorization By-law, 1977, No. 5124 Discharge By-law,
2007, No. 16401" be held at the City Hall on June 11, 2007, at 7:00 p.m.

RES.R07-1522 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Land Use Contract No. 571,
Authorization By-law, 1978, No. 5643 Discharge By-law, 2007, No. 16402" pass
its first reading.
RES.R07-1523 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Land Use Contract No. 571,
Authorization By-law, 1978, No. 5643 Discharge By-law, 2007, No. 16402" pass
its second reading.
RES.R07-1524 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Land
Use Contract No. 571, Authorization By-law, 1978, No. 5643 Discharge By-law,
2007, No. 16402" be held at the City Hall on June 11, 2007, at 7:00 p.m.
RES.R07-1525 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16403" pass its first reading.
RES.R07-1526 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16403" pass its second reading.
RES.R07-1527 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16403" be held at the
City Hall on June 11, 2007, at 7:00 p.m.
RES.R07-1528 Carried

SURREY CITY CENTRE/WHALLEY

2. **7906-0232-00**
10239 Grace Road and Closed Portion of Robson Road
John Toews, Quik X Properties Inc./Pacific Link Industrial Park
Development Permit
Development Permit to allow the construction of a distribution warehouse.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 10239 Grace Road and closed portion of Robson Road.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a distribution warehouse.

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

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

1. Council authorize staff to draft Development Permit No. 7906-0232-00 generally in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) completion of Rezoning Application No. 7906-0047-00 rezoning the subject site to the IL-1 Zone;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) submission of final design drawings to the satisfaction of the Planning and Development Department.

RES.R07-1529

Carried

RESIDENTIAL/INSTITUTIONAL**SOUTH SURREY**

3. **7906-0320-00**
17414 - 4 Avenue
Greg Sewell, Coastland Engineering & Surveying Ltd./Trommel Holdings Ltd., Inc. No. 401905
OCP Amendment/NCP Amendment/Rezoning/Development Permit

Partial OCP amendment from Suburban to Urban. Partial NCP amendment from various designations to Suburban Half Acre, Urban Single Family and Single Family Residential Flex. Rezone from RA to CD and RF-12. DP to permit a landscaped buffer along the ALR boundary.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, amend the Neighbourhood Concept Plan, a rezoning application, and Development Permit application on property located at 17414 - 4 Avenue.

The applicant is proposing:

- a partial OCP amendment from Suburban to Urban;
- a partial NCP Amendment from Open Space (detention pond), School/Park, Suburban Half Acre (Strata) and Urban Single Family (Strata) to Suburban Half Acre, Urban Single Family and Single Family Residential Flex;
- a rezoning from RA to CD and RF-12; and
- a Development Permit for a landscape buffer along the ALR boundary

in order to allow subdivision into 2 suburban half acre gross density lots, 7 urban single family transition lots, 19 single family small lots, and open space.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to amend the OCP by redesignating a portion of the property from Suburban to Urban as shown on Appendix XI 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 shown as Blocks 1 and 2 on Appendix XIV from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone a portion of the property shown as Block 3 on Appendix XIV 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.
5. Council authorize staff to draft Development Permit No. 7906-0320-00 to establish a landscape buffer along the ALR boundary in accordance with the attached drawings (Appendix III).
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) input from the Ministry of Transportation;
 - (d) registration of a Section 219 Restrictive Covenant for tree protection along the landscape buffer and to prohibit vehicular access from 4 Avenue to the proposed half acre lots;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lots 3, 10, 25 and 26 until future consolidation with the adjacent property to the west (17350 - 4 Avenue); and
 - (g) address Parks, Recreation & Culture requirements for subdivision and the purchase of parkland.
7. Council pass a resolution to amend the Douglas NCP to redesignate lands from Open Space/Detention Pond, Suburban Half Acre (Strata), Urban Single Family (Strata) to Suburban Half Acre, Urban Single Family and

Single Family Residential Flex (Appendix XII) when the project is considered for final adoption.

RES.R07-1530 Carried with Councillor Bose against
It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 183, Amendment By-law, 2007, No. 16404" pass
its first reading.

RES.R07-1531 Carried with Councillor Bose against

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 183, Amendment By-law, 2007, No. 16404" pass
its second reading.

RES.R07-1532 Carried with Councillor Bose against

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 183, Amendment By-law, 2007,
No. 16404" be held at the City Hall on June 11, 2007, at 7:00 p.m.

RES.R07-1533 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16405A" pass its first reading.

RES.R07-1534 Carried with Councillor Bose against

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16405A" pass its second reading.

RES.R07-1535 Carried with Councillor Bose against

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16405A" be held at the
City Hall on June 11, 2007, at 7:00 p.m.

RES.R07-1536 Carried with Councillor Bose against

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16405B" pass its first reading.
 RES.R07-1537 Carried with Councillor Bose against
 The said By-law was then read for the second time.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16405B" pass its second reading.
 RES.R07-1538 Carried with Councillor Bose against

It was then Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16405B" be held at the
 City Hall on June 11, 2007, at 7:00 p.m.
 RES.R07-1539 Carried with Councillor Bose against

SURREY CITY CENTRE/WHALLEY

4. **7906-0299-00**
10330 - 144 Street
DJ Devries/Cedar Grove Baptist Church
 Development Variance Permit
Development Variance Permit to vary the building siting, off-street parking and landscaping requirements of the PA-2 Zone to permit a proposed expansion of an existing church.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 10330 - 144 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the minimum number of required parking stalls from 312 to 211;
 - to vary the location of parking to permit within the front yard and flanking side yard setbacks;
 - to delete the requirement for a 3-metre (10 ft.) wide landscaping strip along the east property line;
 - to reduce the front yard setback (144 Street) from 14.0 metres (46 ft.) to 7.0 metres (23 ft.);
 - to reduce the side yard on a flanking street (103A Avenue) setback from 14.0 metres (46 ft.) to 5.0 metres (16.5 ft.); and

- to increase the maximum height of a fence, wall or similar structure in Part 4 General Provisions of the Zoning By-law from 1.8 metres (6 ft.) to 3.54 metres (11.5 ft.)

in order to permit a proposed expansion of an existing church.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council approve Development Variance Permit No. 7906-0299-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of required parking stalls in Part 5 of the Zoning By-law from 312 to 211;
 - (b) to vary the PA-2 Zone to allow off-street parking to be located in the front yard setback and the flanking side yard setback;
 - (c) to reduce the requirement in the PA-2 Zone for a 3-metre (10 ft.) wide landscaping strip along the east property line;
 - (d) to vary the minimum front yard (144 Street) setback of the PA-2 Zone from 14.0 metres (46 ft.) to 7.0 metres (23 ft.);
 - (e) to vary the minimum side yard on a flanking street (103A Avenue) setback of the PA-2 Zone from 14.0 metres (46 ft.) to 5.0 metres (16.5 ft.); and
 - (f) to increase the maximum height of a fence, wall or similar structure in Part 4 General Provisions of the Zoning By-law from 1.8 metres (6 ft.) to 3.54 metres (11.5 ft.).

RES.R07-1540

Carried

C. CORPORATE REPORTS

1. The Corporate Report under date of May 28, 2007 was considered and dealt with as follows:

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16131" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R07-1542 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15975"

7903-0375-00 - City of Surrey, Canadian Ramgarhia Society,
c/o Ankenman Associates Architects Inc. (Mark Ankenman)

A-1 to PA-2 (BL 12000) - Portions of 8361 - 140 Street and
13860 - 84 Avenue - to permit the construction of an approximately
1,961 sq. m. (21,108 sq. ft.) temple with two dwelling units as accessory
uses.

Approved by Council: March 6, 2006

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15975" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R07-1543 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006,
No. 16177A"

7906-0111-00 - 605952 B.C. Ltd., c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

RF and RM-D to CD (BL 12000) - Portions of 1634, 1646 and
1658 King George Highway - Blocks A and B - to allow subdivision into
ten (10) semi-detached single family lots.

Approved by Council: December 4, 2006

This by-law is proceeding in conjunction with By-law 16177B.

Note: A Development Variance Permit (7906-0111-00) on the site is to be
considered for Final Approval under Clerk's Report, Item I.1(a).

- * Planning & Development advise that (see memorandum dated May 24, 2007 in
by-law back-up) the building scheme which has been filed with the City Clerk has
been developed by a Design Consultant based on a character study of the
surrounding neighbourhood. The building scheme will be registered concurrently

with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

- * In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the King George Highway Corridor Land Use Plan to redesignate the land shown as Blocks A and B from "Multiple Residential (10 upa)" to "Semi-Detached Residential".

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend the King George Highway Corridor Land Use Plan to redesignate the land shown as Blocks A and B from "Multiple Residential (10 upa)" to "Semi-Detached Residential".

RES.R07-1544 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16177A" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1545 Carried

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16177B"

7906-0111-00 - 605952 B.C. Ltd., c/o Hunter Laird Engineering Ltd.
 (Clarence Arychuk)

RM-D to RF (BL 12000) - Block C - Portion of 1634 King George Highway - will create five (5) "Single Family Residential Zone (RF)" lots with the remainder of the site.

Approved by Council: December 4, 2006

This by-law is proceeding in conjunction with By-law 16177A.

Note: A Development Variance Permit (7906-0111-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a) .

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16177B" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1546 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16129"
7905-0374-00 - Progressive Construction Ltd.

RA to RF-12 (BL 12000) - 18550 Fraser Highway - to allow subdivision into five (5) small single family lots.

Approved by Council: October 16, 2006

- * Planning & Development advise that (see memorandum dated May 23, 2007 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16129" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1547

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14869"
7902-0176-00 - Domenico and Maria Schiavone, c/o Valerie Schiavone

RA (BL 12000) to RF (BL 12000) - 8184 - 156 Street - to allow subdivision into two (2) single family lots.

Approved by Council: November 25, 2002

Note: The Public Hearing on this application was held on December 9, 2002. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- * Planning & Development advise that (see memorandum dated May 24, 2007 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16037" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R07-1550 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16123"

7905-0104-00 - 686012 B.C. Ltd., (Directors & Officers: Ravinder Hans &
 Kultar Hans) c/o Mainland Engineering Corporation
 (Avnash Banwait)

RA to IL (BL 12000) - 13190 - 80 Avenue - to permit the development of
 a two-storey multi-tenant industrial building, with a total floor area of
 1,148.3 m² (12,360 sq. ft.) with the adjacent IL zoned lot at
 7977 - 132 Street.

Approved by Council: October 16, 2006

* Planning & Development advise that (see memorandum dated May 24, 2007 in
 by-law back-up) one of the conditions of final adoption is registration of a
 reciprocal access agreement with the properties at 13178 - 80 Avenue (west) and
 7957 - 132 Street (south). The reciprocal agreement with the property at
 13178 - 80 Avenue (west) could not be achieved due to physical constraints, and
 upon further review of the site plan, this access agreement was not deemed
 necessary

Note: A Development Permit (7905-0104-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.2(c).

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16123" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R07-1551 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16314"

7906-0217-00 - Kennedy Trail Ltd., c/o Coastland Engineering & Surveying Ltd.
 (Mike Helle)

RA to RM-30 (BL 12000) - 12132 - 84 Avenue - to permit the
 development of 58 townhouse units.

Approved by Council: February 26, 2007

Note: A Development Permit (7906-0217-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.2(d)

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16314" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1552

Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16004"

7906-0047-00 - Pacific Link Industrial Park Ltd., c/o Pacific Land
Resource Group

A-1 (BL 5942) to IL-1 (BL 12000) - 12039 Grace Road - to facilitate
future industrial development in South Westminster.

Approved by Council: April 24, 2006

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16004" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1553

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7906-0111-00
605952 B.C. Ltd.
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
1646 and 1658 King George Highway**

To reduce the minimum lot depth requirement from 28 metres (92 ft.) to 27 metres (89 ft.) for proposed Lot 3, and to reduce the minimum rear yard setback requirement from 6.5 metres (21 ft.) to 4.0 metres (13 ft.) for proposed Lot 6, to permit subdivision into ten (10) semi-detached single family lots on Blocks A and B (shown on Appendix V). The remainder of

the site and Block C will create five (5) "Single Family Residential Zone (RF)" lots. The development variance permit for Lot 3 is to accommodate the proposed lot layout and to complete the cul-de-sac on 16A Avenue; the variance for Lot 6 will aid tree preservation.

Note: See By-law Nos. 16177A & 16177B under Items H.3 & H.4.

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7906-0111-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1554

Carried

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0255-00**
CSM-LINK III Developments Ltd.
c/o Focus Architecture Inc. (Carson Noffle)
 8672 and 8688 - 158 Street

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

"That Development Permit No. 7905-0255-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law No. 16131 under Item H.1.

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7905-0255-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1555

Carried

- (b) **Development Permit No. 7996-0024-00**
Mark Lesack, Ankenman Associates Architects Inc.
Kevin John Leo Golka and Charlotte Ann Golka
 2587 - 154 Street

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

"That Development Permit No. 7996-0024-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law No. 15831 under Item H.7.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Development Variance Permit
 No. 7996-0024-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1556

Carried

- (c) **Development Permit No. 7905-0104-00**
Avnash Banwait, Mainland Engineering Corporation
Parkash K. Hans
 686012 BC Ltd., Inc. No. 686012
Director Information:
Ravinder Singh Hans
Kultar Singh Hans
Officer Information: (as at January 27, 2006)
Ravinder Singh Hans (Secretary)
Kultar Singh Hans (President)
 13190 - 80 Avenue and 7977 - 132 Street

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

"That Development Permit No. 7905-0104-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law No. 16123 under Item H.9.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Development Variance Permit
No. 7905-0104-00 be approved; that the Mayor and Clerk be authorized to
sign the Development Variance Permit; and that Council authorize the
transfer of the Permit to the heirs, administrators, executors, successors,
and assigns of the title of the land within the terms of the Permit.

RES.R07-1557

Carried

- (d) **Development Permit No. 7906-0217-00**
Mike Helle, Coastland Engineering & Surveying Ltd.
Kennedy Trail Ltd.
12132 - 84 Avenue

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

"That Development Permit No. 7905-0104-00 be approved; that the
Mayor and Clerk be authorized to sign the Development Permit; and that
Council authorize the transfer of the Permit to the heirs, administrators,
executors, successors, and assigns of the title of the land within the terms
of the Permit."

Note: See By-law No. 16314 under Item H.10.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Development Variance Permit
No. 7906-0217-00 be approved; that the Mayor and Clerk be authorized to
sign the Development Variance Permit; and that Council authorize the
transfer of the Permit to the heirs, administrators, executors, successors,
and assigns of the title of the land within the terms of the Permit.

RES.R07-1558

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the Regular Council - Land Use
 meeting do now adjourn and reconvene after the Regular Council – Public Hearing
 meeting.

RES.R07-1559

Carried

The Regular Council- Land Use meeting adjourned at 6:15 p.m. and reconvened at
 9:59 p.m.

D. ITEMS TABLED BY COUNCIL

1. The Corporate Report under date of May 28, 2007 was considered and dealt with as follows:

Item No. L005 Morgan Creek Golf Course Driving Range - Proposed
 Poles and Safety Netting
 Development Permit and Development Variance Permit
 No. 7906-0104-00 (3500 Morgan Creek Way)
 File: 7906-0104-00

The Acting General Manager of Planning & Development submitted a report to provide information to Council on the results of the recent discussions facilitated by City staff between representatives of Morgan Creek Holdings Ltd. and concerned Morgan Creek residents, in an effort to reach a compromise on the proposal by the Morgan Creek Golf Course to install poles and safety netting around the existing driving range. This report also outlines possible options to assist Council in determining a course of action for the proposed Development Variance Permit and Development Permit applications.

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

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

1. Receive this report as information;
2. Approve Option 2, as documented in this report, that will allow a maximum pole height of 26.5 metres (87 feet) for the driving range and netting enclosure along the south side of the driving range at a maximum height of 26.5 metres (87 feet), and that will limit the height of the netting enclosure along the north side at the second guide wire of up to

19.2 metres (63 feet), as shown in Drawing C of Appendix "E", in order to facilitate a four-month testing phase;

3. Approve and issue the modified Development Variance Permit 7906-0104-00 (Appendix "D"); and
4. Approve the modified Development Permit 7906-0104-00 (Appendix "E"), authorize the Mayor and Clerk to sign the Development Permit and authorize the transfer of the Development Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Development Permit.

Before the question was put:-

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That item 2 of the above stated motion be
 deleted; and a new item 2 inserted that reads "Approve Option 3".

RES.R07-1560

Carried

The main motion as amended was then put, and

RES.R07-1561

Carried with Councillor Villeneuve,
 Councillor Bose, and the Mayor against.

K. ADJOURNMENT (continued)

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

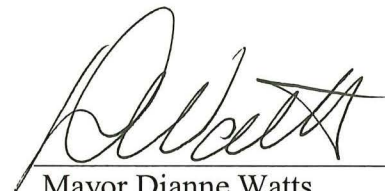
RES.R07-1562

Carried

The Regular Council- Land Use meeting adjourned at 10:23 p.m.

Certified Correct:


 M. Jones, City Clerk


 Mayor Dianne Watts