



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, JUNE 11, 2007  
Time: 5:30 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, Human Resources  
General Manager, Parks, Recreation & Culture  
Manager Current Planning, Area Planning & Development, North Division  
Manager, Current Planning, Area Planning & Development, South Division  
Manager, Land Development Engineering  
City Solicitor

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### NEWTON

##### 1. 7907-0083-00

12033 - 84 Avenue

**Ken Clarke/Scottsdale Lanes Ltd.**

Liquor License Amendment

*Liquor primary liquor license amendment to expand the licensed area to include the concourse area of the bowling centre and to increase the indoor person capacity from 60 to 200.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Liquor License on property located at 12033 - 84 Avenue.

The applicant is proposing:

- a Liquor Primary Liquor License amendment

in order to permit expansion of the licensed area to include the concourse area of the bowling centre and to increase the inside person capacity from 60 to 200.

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 Hepner  
That:

1. Council approve the following proposed liquor primary liquor license amendment to proceed to Public Notification:
  - (a) expansion of the liquor primary licensed area to include the 237 square metre (2,551 sq. ft.) concourse area of the bowling centre; and
  - (b) the increase in person capacity from 60 to 200 inside.

RES.R07-1629

Carried

### SOUTH SURREY

2. **7907-0053-00**  
**2355 - 160 Street**  
**Nathan Hildebrand, Surrey South Shopping Centres Ltd./Surrey South Shopping Centres Limited, Inc. No. A-63002**  
Development Permit  
*Development Permit to permit the second phase of a retail shopping centre.*

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

The applicant is proposing:

- a Development Permit

in order to permit the development of the second phase of a retail shopping centre in the southwest quadrant of Grandview Corners at 160 Street and 24 Avenue.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council approve the attached  
 Development Permit No. 7907-0053-00 (Appendix VI), authorize the Mayor and  
 Clerk to sign the Development Permit, and authorize the transfer of the Permit to  
 the heirs, administrators, executors, successors and assigns of the title of the land  
 within the terms of the Permit.

RES.R07-1630

Carried with Councillor Bose against.

3. **7906-0454-00**  
**15285, 15291 and 15321 - 16 Avenue**  
**Shelley Litke, MHPM Project Managers Inc./0714500 B.C. Ltd.**

**Director Information:****Peter Aghar****Bruce James Elmore****John Andrew Hitchcock****Stuart F. Lazier****Officer Information: (as at February 2, 2007)****Peter Aghar (Vice President)****Bruce Elmore (Vice President)****Judy Freeman (Vice President)****John Hitchcock (Vice President)****Stuart F. Lazier (President)****George Miller (Secretary, Treasurer)****Abby Lane Retirement Residence Inc.**

OCP Amendment/Land Use Contract Discharge/Rezoning/Development Permit  
*OCP Amendment from "Multiple Residential" to "Town Centre", discharge LUC  
 No. 539, rezoning from RF and C-8 to CD and DP to allow the development of a  
 mixed-use building including a seniors' residence.*

The Acting General Manager of Planning & Development submitted a report  
 concerning an application to amend the Official Community Plan, a Land Use  
 Contract discharge, a rezoning application, and an application for a Development  
 Permit on properties located at 15285, 15291, and 15321 - 16 Avenue.

The applicant is proposing:

- an OCP amendment from "Multiple Residential" to "Town Centre";
- a Land Use Contract No. 539 discharge;
- a rezoning from RF and C-8 to CD; and
- a Development Permit

in order to permit the development of an eight-storey mixed-use complex,  
 comprising of a seniors retirement and independent living facility, office space



limited to medical offices and limited retail space with a total floor area of 22,220 square metres (239,182 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 Hunt  
Seconded by Councillor Steele  
That:

1. By-law No. 14989 be filed.
2. a By-law be introduced to amend the Official Community Plan by redesignating the subject properties from "Multiple Residential" to "Town Centre" and a date for Public Hearing be set (Appendix XIII).
3. a By-law be introduced to discharge Land Use Contract No. 539 and a date for Public Hearing be set.
4. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. 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*.
6. Council authorize staff to draft Development Permit No. 7906-0454-00 in accordance with the attached drawings (Appendix III).
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 (lot consolidation) 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 including cash-in-lieu of replacement trees, going towards the City's Green Fund;



- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) address the impact of the proposed development on Parks, Recreation and Culture amenities in the neighbourhood;
- (f) establishment of a Housing Agreement for senior citizen's housing with the City; and
- (g) final approval of the Stage 2 Semiahmoo Town Centre Plan and enabling amendments to the Official Community Plan to allow a maximum density on the subject site of 2.5 Floor Area Ratio (FAR).

RES.R07-1631

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14989" be filed.

RES.R07-1632

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 184 Amendment By-law 2007, No. 16408" pass its  
 first reading.

RES.R07-1633

Carried

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 184 Amendment By-law 2007, No. 16408" pass its  
 second reading.

RES.R07-1634

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 184 Amendment By-law 2007,  
 No. 16408" be held at the City Hall on June 25, 2007, at 7:00 p.m.

RES.R07-1635

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Land Use Contract No. 539,  
Authorization By-law, 1978, No. 5725 Discharge By-law, 2007, No. 16409" pass  
its first reading.  
RES.R07-1636 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Land Use Contract No. 539,  
Authorization By-law, 1978, No. 5725 Discharge By-law, 2007, No. 16409" pass  
its second reading.  
RES.R07-1637 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Land  
Use Contract No. 539, Authorization By-law, 1978, No. 5725 Discharge By-law,  
2007, No. 16409" be held at the City Hall on June 25, 2007, at 7:00 p.m.  
RES.R07-1638 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No.16410" pass its first reading.  
RES.R07-1639 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16410" pass its second reading.  
RES.R07-1640 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16410" be held at the  
City Hall on June 25, 2007, at 7:00 p.m.  
RES.R07-1641 Carried

SURREY CITY CENTRE/WHALLEY

4. **7905-0011-00**  
**9059 and 9085 King George Highway and Portion of lane**  
**Ankeman & Associates/Outside Investments Ltd.; Jagdish Gill**  
 Rezoning/Development Permit/Development Variance Permit  
*Rezone from CG-2 and C-4 to C-5, Development Permit to permit the construction of a neighbourhood commercial complex and Development Variance Permit to relax side and rear yard setbacks and to reduce the length of the parking stalls.*

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 9059 and 9085 King George Highway and portion of lane.

The applicant is proposing:

- a rezoning from CG-2 and C-4 to C-5;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to reduce the minimum flanking side yard (east) setback of the C-5 Zone from 7.5 metres (25 ft.) to 6.9 metres (22.7 ft.);
  - to reduce the minimum west side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.);
  - to reduce the minimum rear yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.); and
  - to reduce the minimum length of parking stalls in Part 5 of the Zoning By-law from 5.5 metres (18 ft.) to 4.9 metres (16 ft.)

in order to permit redevelopment of the site into a neighbourhood commercial 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 Hunt  
Seconded by Councillor Higginbotham  
That:

1. a By-law be introduced to rezone the site from "Local Commercial Zone (C-4)" (By-law No. 12000) and "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. Council authorize staff to draft Development Permit No. 7905-0011-00 generally in accordance with the attached drawings (Appendix III).



3. Council approve Development Variance Permit No. 7905-0011-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum flanking side yard (east) setback of the C-5 Zone from 7.5 metres (25 ft.) to 6.9 metres (22.7 ft.);
  - (b) to reduce the minimum west side yard setback of the C-5 Zone from 7.5 metres (25 ft) to 3.0 metres (9.8 ft.);
  - (c) to reduce the minimum rear yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.); and
  - (c) to reduce the minimum length of parking stalls in Part 5 of the Zoning By-law, from 5.5 metres (18 ft.) to 4.9 metres (16 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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) completion of a road closure for a portion of the adjoining lane allowance;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) submission of final design drawings to the satisfaction of the Planning and Development Department; and
  - (f) discharge of M102648 (notation of Land Use Contract No. 141) from the title for the southern property at 9059/9061 King George Highway.

RES.R07-1642

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16411" pass its first reading.

RES.R07-1643

Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16411" pass its second reading.  
 RES.R07-1644 Carried

It was then Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16411" be held at the  
 City Hall on June 25, 2007, at 7:00 p.m.  
 RES.R07-1645 Carried

## RESIDENTIAL/INSTITUTIONAL

### SOUTH SURREY

5. **7905-0211-00**  
**3632 Elgin Road**  
**Mike Helle, Coastland Engineering & Surveying Ltd./Ashland Holdings Ltd.**  
**and Pacific Kingfisher Properties Ltd.**  
 Heritage Alteration Permit  
*A Heritage Alteration Permit to allow a street crossing and services on heritage  
 designated Elgin Road (Semiahmoo Trail).*

The Acting General Manager of Planning & Development submitted a report concerning an application to alter the Heritage Permit on property located at 3632 Elgin Road.

The applicant is proposing:

- a Heritage Alteration Permit

in order to allow a street crossing and underground services to the development site.

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 Hepner  
 That:

1. Council approve Heritage Alteration Permit No. 7905-0211-00 (Appendix IV) varying the following to proceed to Public Notification:
  - (a) to alter the Surrey Semiahmoo Trail heritage Designation By-law, 2004, No. 15280, as amended:

- (i) to allow one street access for Development Application No. 7905-0211-00; and
- (ii) to allow underground services for application No. 7905-0211-00.

RES.R07-1646

Carried

6. **7907-0131-00**  
**13750 - 96 Avenue**  
**John Higgins, c/o Stantec/Fraser Health Authority**  
 Development Permit  
*Development Permit to allow for an addition to Surrey Memorial Hospital.*

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13750 - 96 Avenue.

The applicant is proposing:

- a Development Permit

in order to allow an expansion to Surrey Memorial Hospital to accommodate additional beds in the renal department.

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 approve the attached

Development Permit No. 7907-0131-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R07-1647

Carried

## C. CORPORATE REPORTS

1. The Corporate Report under date of June 11, 2007 was considered and dealt with as follows:



**Item No. L006** Development Permit Application No. 7906-0169-00  
Proposed Industrial Buildings in South Cloverdale at  
18655 - 52 Avenue - Follow-up to Delegation to Council  
File: 7906-0169-00

The Acting General Manager of Planning & Development submitted a report to provide information to Council, regarding the issues raised at the April 30, 2007, Regular Council - Land Use meeting by the delegation, Mr. Mike McLennan.

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

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

1. Receive this report as information; and
2. Instruct the City Clerk to forward a copy of this report to each of Mr. Mike McLennan, and Mr. Irv Boschman, each of whom appeared before Council as a delegation on this matter.

RES.R07-1648

Carried

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

1. **Connie Cochrane**  
File: 6880-20-56; 0550-20-10

Keith Cochrane, representing the Royal Heights group was in attendance regarding the rezoning of a portion of the Royal Heights area from RF to CD. Following are comments provided:

- Part of the Royal Heights Park Group, the essence and character of neighbourhood is being threatened under the current RF zoning.
- Why we want to change the zoning; The existing character of our neighbourhood and why it's so important; The effects of the current zoning:
  - Preservation of unique character, in the neighbourhood there are typically larger front and back yards, mature landscaping, built on a slope of a hill with views.
  - Owners take pride in the homes, with new roofs and other renovations.
  - Environmental concerns for the area, the mature tree in the area buffer us from the noise from the docks, the rail lines and the impending SFPR.
  - The trees also filter the air for the entire city of Surrey.
  - We will be encouraging renovation rather than new development.

- View corridors are spectacular and picture of views were reviewed from the slope of the neighbourhood.
- Currently houses are uniformly spaced and sized, very complimentary and uniformed look to the neighbourhood.
- The current zoning will allow drastic changes to the character of our neighbourhood, the current type of redevelopment is larger and bigger houses, taking up the whole of the lot and removing mature landscaping from the neighbourhood, the houses are getting closer and closer to the street.
- The area involved: There are 127 properties within the boundary map that was presented to Council.
- We went to the neighbours with the proposal of zoning change:
  - Maximum house size 3,200 square feet including basement, garages and outbuildings.
  - Side yard setback of 6 feet with no averaging.
  - Height of building 22 feet maximum.
  - Roof pitch ratio minimum 2:12, maximum 6:12.
- The results of the petition circulated in April and May of 2007 were as follows:
  - Circulated April and May 2007;
  - 127 total number of houses;
  - 101.5 houses responded 'yes';
  - 15.5 houses responded 'no';
  - 7 houses undecided; and
  - 3 houses no response.
- The people in the neighbourhood want this down zoning.
- The neighbourhood's future vision of the neighbourhood:
  - New homes built to compliment existing homes
  - Preservation of view corridors
  - Preservation of privacy
  - Nature protected and preserved for future generations
- The neighbourhood goals are:
  - An immediate moratorium of all demolition and subsequent issuance of building permits in the area;
  - City initiated rezoning as done in St. Helen's Park
- In closing:
  - Protect our view corridors, environment, privacy and quiet neighbourhood
  - Future upgrades to existing homes, not new development.
  - Property owners are not opposed to new development; we are asking that new homes be respectful of the current neighbourhood character.
  - 80% of our neighbourhood is in favour of the rezoning
  - Owners purchased their homes in Royal Heights for a reason, help us to protect those reasons.

In response to a question the delegation stated that there are height lines in the neighbourhood and some trees have been topped.

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That staff be directed to submit a report and related recommendations to Council on the request of the Royal Heights Property Owners to rezone a specified area within Royal Heights, the boundaries of which area were defined during the presentation to Council, and further that this resolution is intended to activate the provisions of Section 929 of the *Local Government Act.*"

RES.R07-1649

Carried

**Note:** See correspondence in the binder flap regarding this delegation request.

**F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BY-LAWS**

## FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15968"

7905-0110-00 - Errol Freeman and Vicki Sotheran, Nancy and Michael Fowler  
c/o Errol Freeman

RM-D to RF (BL 12000) - 12513 - 25 Avenue (additional address on site  
12515 - 25 Avenue) - to allow subdivision into two single family  
residential lots.

Approved by Council: February 20, 2006

- \* Planning & Development advise that (see memorandum dated June 5, 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 Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 15968" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R07-1650 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15499"  
7904-0130-00 - Common Exchange Ltd.

C-8 (BL 12000) to CD (BL 12000) - 13438 - 72 Avenue - to permit a  
limited area for the retail and storage of goods from an adjacent existing  
pawnshop operation.

Approved by Council: September 7, 2004

**Note:** The Public Hearing on this application was held on September 27, 2004.  
As more than two years have passed since the Public Hearing, Council  
may wish to hold a new Public Hearing.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15499" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R07-1651 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16219"  
7906-0312-00 - Frederick Slade, Frank and Jean Thurston, c/o Coastland  
Engineering & Surveying Ltd.

RA to RF and RF-12 (BL 12000) - 925 and 941 - 164 Street - to permit  
subdivision into three (3) RF lots and eleven (11) RF-12 single family lots.

Approved by Council: December 18, 2006

- \* Planning & Development advise that (see memorandum dated June 6, 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 the developer has submitted an acceptable finalized tree survey and landscaping cost estimate and addressed the shortfall in tree replacement.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16219" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1652

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16080"  
 7906-0127-00 - Gurdial and Rajandeep Sohal, Sucha and Piari Sohal,  
 c/o H.Y. Engineering Ltd. (Richard Brooks)

RH to RF (BL 12000) - 6489 - 184 Street - to allow subdivision into three  
 single family residential lots.

Approved by Council: September 11, 2006

- \* Planning & Development advise that (see memorandum dated June 6, 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 Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16080" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1653

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15909"  
 7904-0151-00 - A. Walia Enterprises Inc., Manjit Sahota,  
 c/o H.Y. Engineering (Richard Brooks)

RH to CD (BL 12000) - 14765 and 14731 - Highway No. 10 (56 Avenue)  
 - to permit the development of 12 single family large lots.

Approved by Council: January 9, 2006

- \* Planning & Development advise that (see memorandum dated June 6, 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 South Newton Neighbourhood Concept Plan to redesignate the site from "Suburban Residential Half Acre" to "Single Family Residential Large Lots".

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Council amend the South Newton  
 Neighbourhood Concept Plan to redesignate the site from "Suburban Residential  
 Half Acre" to "Single Family Residential Large Lots".

RES.R07-1654

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 15909" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1655

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16114"

7906-0130-00 - HP & JR Development Ltd.,  
 c/o Citiwest Consulting Ltd. (Roger Jawanda)

RA to RF-12C (BL 12000) - 14937 - 71 Avenue - to permit the  
 development of eight (8) single family residential small lots with coach  
 houses.

Approved by Council: September 25, 2006

- \* Planning & Development advise that (see memorandum dated June 7, 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 Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16114" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R07-1656 Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 162 Amendment  
By-law, 2007, No. 16248"

7906-0289-00 -Polygon Kaleden Townhomes Ltd., Inc. No. 679845  
c/o 679845 BC Ltd.

To authorize the redesignation of the properties located at 15714, 15760 and  
15780 - 28 Avenue from Suburban (SUB) to Multiple Residential (RM).

Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16249.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 162 Amendment By-law, 2007, No. 16248" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.  
RES.R07-1657 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16249"

7906-0289-00 -Polygon Kaleden Townhomes Ltd., Inc. No. 679845  
c/o 679845 BC Ltd.

RA to RM-30 (BL 12000) - 15714, 15760 and 15780 - 28 Avenue - to  
permit the development of 185 townhouse units.

Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16248.

**Note:** A Development Permit (7906-0289-00) on the site is to be considered for  
Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16249" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R07-1658 Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 163 Amendment  
By-law, 2007, No. 16250"

7906-0200-00 - Polygon Cathedral Grove Townhomes Ltd.,  
c/o Polygon Development 200 Ltd. (Kevin Shoemaker)

To authorize the redesignation of the properties located at 15810, 15838, 15870  
and 15912 - 28 Avenue from Suburban (SUB) to Multiple Residential (RM).

Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16251.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 163 Amendment By-law, 2007, No. 16250" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.  
RES.R07-1659 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16251"

7906-0200-00 - Polygon Cathedral Grove Townhomes Ltd.,  
c/o Polygon Development 200 Ltd. (Kevin Shoemaker)

RA to RM-30 (BL 12000) - 15810, 15838, 15870 and 15912 - 28 Avenue  
- to permit the development of 147 townhouse units.

Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16250.

**Note:** A Development Permit (7906-0200-00) on the site is to be considered for  
Final Approval under Clerk's Report, Item I.1(b).

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16251" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R07-1660 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16071"  
 7906-0165-00 - 388 Construction Ltd., JPSH Enterprises Inc.,  
 c/o Mr. Andy Aadmi (388 Construction Ltd.)

PA-1 to RF and RF-12 (BL 12000) - 12469 - 104 Avenue - to allow  
 subdivision into six standard single family lots and two small single  
 family lots.

Approved by Council: July 24, 2006

This by-law is proceeding in conjunction with By-law 16072.

- \* Planning & Development advise that (see memorandum dated June 7, 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 Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16071" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R07-1661 Carried with Councillor Bose opposed.

12. "Surrey Heritage Revitalization Agreement By-law, 2006, No. 16072"

7906-0165-00 - 388 Construction Ltd., JPSH Enterprises Inc.  
 c/o Mr. Andy Aadmi (388 Construction Ltd.)

A by-law to enter into a heritage revitalization agreement for the retention of the  
 South Westminster School on a portion of 12469 - 104 Avenue.

Approved by Council: July 24, 2006

This by-law is proceeding in conjunction with By-law 16071.



It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Heritage Revitalization  
Agreement By-law, 2006, No. 16072" be finally adopted, signed by the Mayor  
and Clerk, and sealed with the Corporate Seal.  
RES.R07-1662 Carried

13. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 114 Amendment  
By-law, 2005, No. 15700"

7905-0029-00 - Enver Creek Homes Ltd.  
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

To authorize the redesignation of a portion of the property located at  
13441 No. 10 (58 Avenue) Highway from Suburban (SUB) to Urban (URB).

Approved by Council: April 4, 2005

This by-law is proceeding in conjunction with By-law 15701.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 114 Amendment By-law, 2005, No. 15700" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.  
RES.R07-1663 Carried with Councillor Bose opposed.

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15701"

7905-0029-00 - Enver Creek Homes Ltd.  
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

RA (BL 12000) to RF (BL 12000) - 13441 No. 10 (58 Avenue) Highway -  
to allow subdivision into 21 urban single family lots.

Approved by Council: April 4, 2005

This by-law is proceeding in conjunction with By-law 15700.

**Note:** The Public Hearing on this application was held on April 18, 2005. As  
more than two years have passed since the Public Hearing, Council may  
wish to hold a new Public Hearing. Planning & Development advise that  
the reason for the delay in bringing this application to Final Adoption was  
due to downstream drainage issues (Eugene Creek). This project, and  
many others in the West Newton/Highway 10 NCP areas have been  
delayed. This downstream drainage constraint has now been resolved.

- \* Planning & Development advise that (see memorandum dated June 6, 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 Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15701" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1664

Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16117"

7906-0215-00 - 388 Construction Ltd., A & A Construction Ltd.  
 c/o 388 Construction Ltd. (Andy Aadmi)

RF to IL (BL 12000) - 7262 - 132 Street - to permit the development of a  
 3,645.4 square metres (39,240 sq.ft.) self-storage warehouse facility.

Approved by Council: September 25, 2006

- \* Planning & Development advise that (see memorandum dated June 7, 2007 in by-law back-up) a Landscaping Plan and Cost Estimate have been submitted to the satisfaction of the City Landscape Architect. A cheque in the amount of \$36,808.00 has been received.

**Note:** A Development Permit (7906-0215-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1(e).

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16117" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1665

Carried

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16007"

7906-0041-00 - Canadian Quality Homes Ltd., c/o CitiWest Consulting Services  
 Ltd. (Roger Jawanda)

RA to RF-12 (BL 12000) - 6212 - 146 Street - to allow subdivision into  
 7 single family residential small lots.

Approved by Council: April 24, 2006

- \* Planning & Development advise that (see memorandum dated June 7, 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 Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16007" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1666

Carried

17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16193"

7906-0133-00 - David & Lynne Fisher and Jeanette Innis,  
c/o McElhanney Consulting Services Ltd. (Braun Darren)

RH to RF (BL 12000) - 5721 and 5745 - 148 Street - to allow subdivision  
into eight (8) single family residential lots.

Approved by Council: December 18, 2006

- \* Planning & Development advise that (see memorandum dated June 7, 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 that (see memorandum dated June 7, 2007 in by-law back-up) the applicant has submitted an acceptable finalise tree survey and adequately addressed the deficiency in tree replacement. A No-Build Restrictive Covenant will be registered concurrently with the subdivision plan for tree preservation.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16193" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1667

Carried



18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16350"

7906-0316-00 - 388 Construction Ltd., c/o Andy Aadmi, 388 Construction Ltd.

RA to CD (BL 12000) - 3290 King George Highway - to permit the development of a four (4) unit townhouse project

Approved by Council: March 12, 2007

**Note:** A Development Permit (7906-0316-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(g).

- \* Planning & Development advise (see memorandum dated June 5, 2007) that it is now in order for Council to pass a resolution amending the King George Highway Corridor Land Use Plan to redesignate the site from "Clustering at Urban Single Family Density (8 u.p.a.)" to "Townhouses (15 u.p.a. max)" and to consider the by-law for final adoption.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Council amend the King George Highway Corridor Land Use Plan to redesignate the site from "Clustering at Urban Single Family Density (8 u.p.a.)" to "Townhouses (15 u.p.a. max)" and to consider the by-law for final adoption.

RES.R07-1668 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16350" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1669 Carried

19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16115"

7906-0125-00 - Nu-Tech Development Inc., Golden Bay Trading Inc.  
c/o GBL Architects Group Inc. (Paul Goodwin)

CD (BL 8234) to CD (BL 12000) - 8084 - 120A Street - to permit the development of a 4-storey residential apartment building.

Approved by Council: September 25, 2006

**Note:** A Development Permit (7906-0125-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(i).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16115" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R07-1670 Carried

20. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 153 Amendment  
By-law, 2006, No. 16186"

7906-0162-00 - Scott Central Developments Ltd., c/o Barnett Dembek  
Architects Inc. (Maciej Dembek)

To authorize the redesignation of the property located at 12098 - 82 Avenue from  
Commercial (COM) to Multiple Residential (RM).

Approved by Council: December 4, 2006

This by-law is proceeding in conjunction with By-law 16187.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 153 Amendment By-law, 2006, No. 16186" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.  
RES.R07-1671 Carried

21. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16187"

7906-0162-00 - Scott Central Developments Ltd., c/o Barnett Dembek  
Architects Inc. (Maciej Dembek)

CD (BL 12312) and C-8 (BL 12000) to CD (BL 12000) - 12098 and  
12120 - 82 Avenue - to permit the development of a four-storey apartment  
building.

Approved by Council: December 4, 2006

This by-law is proceeding in conjunction with By-law 16186.

**Note:** A Development Permit (7906-0162-00) on the site is to be considered for  
Final Approval under Clerk's Report, Item I.1(f).

- \* Planning & Development advise (see memorandum dated June 5, 2007) that it is  
now in order for Council to pass a resolution amending the Newton Local Area

Plan to redesignate the property at 12098 - 82 Avenue from Retail Commercial to Multiple Residential (Medium-Rise) and to consider the by-law for final adoption.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Council amend the Newton Local Area  
Plan to redesignate the property at 12098 - 82 Avenue from Retail Commercial to Multiple Residential (Medium-Rise) and to consider the by-law for final adoption.

RES.R07-1672 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16187" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1673 Carried

22. "Surrey Land Use Contract No. 371 Authorization By-law 1978, No. 5676, Partial Discharge By-law, 2005, No. 15641"

7903-0343-00 - 538699 B.C. Ltd., c/o Hershey Porte

To discharge Land Use Contract No. 371 from the property located at 1881 - 152 Street to allow the underlying "Multiple Residential 45 Zone (RM-45)" to come into affect.

Approved by Council: January 24, 2005

This by-law is proceeding in conjunction with By-law 15642.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Land Use Contract No. 371  
Authorization By-law 1978, No. 5676, Partial Discharge By-law, 2005,  
No. 15641" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1674 Carried

23. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15642"

7903-0343-00 - 538699 B.C. Ltd., c/o Hershey Porte

RM-45 (BL 12000) to CD (BL 12000) - 1881 - 152 Street - to permit the development of a four-storey multiple residential building and a three-storey commercial building.

Approved by Council: January 24, 2005



This by-law is proceeding in conjunction with By-law 15641.

**Note:** The Public Hearing on this application was held on February 7, 2005. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing. It took the owners a longer time than expected to secure a Servicing Agreement with the City.

**Note:** A Development Permit (7903-0343-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(h).

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15642" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1675

Carried

24. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14890"

7902-0256-00 - 13938 Holdings Corporation, c/o Lance Barnett, Barnett Dembek  
 Architects

RF (BL 12000) to RM-30 (BL 12000) - 13924, 13938 and 13950 Fraser  
 Highway - to permit the development of 61 townhouse units in Surrey  
 City Centre.

Approved by Council: January 6, 2003

- \* This by-law is proceeding in conjunction with By-law No. 16362 of this agenda.

**Note:** The Public Hearing on this application was held on January 20, 2003. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing. The application was delayed due to a change in ownership and due to the resolution of all the details pertaining to the retention and renovation of the heritage building (Rolls Carpenter Shop) on the site.

**Note:** A Development Permit (7902-0256-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(d).

- \* Planning and Development advise (see memorandum dated June 7, 2007 in by-law backup) that at the Public Hearing on January 20, 2003, Council requested that staff review an issue raised in an email received by a resident of Laurel Drive across the street from the proposed project expressing concern that the proposed driveway location would negatively impact their residence. Council is advised that staff has met with the developer's architect and analyzed four options for the location of the driveway and determined that the preferred location is the location

originally proposed at the public hearing. The writer of the email has been made aware of the final location of the driveway.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14890" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1676

Carried

25. "Surrey Heritage Revitalization Agreement By-law, 2007, No. 16362"

7902-0256-00 - 13938 Holdings Corporation, c/o Barnett Dembek Architects  
 (Lance Barnett)

A by-law to enter into a heritage revitalization agreement to regulate the design and conservation of Rolls Carpenter Shop (the existing heritage building) located at 13924, 13938 and 13950 Fraser Highway.

Approved by Council: April 2, 2007

- \* This by-law is proceeding in conjunction with By-law No. 14890 of this agenda.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Heritage Revitalization  
 Agreement By-law, 2007, No. 16362" be finally adopted, signed by the Mayor  
 and Clerk, and sealed with the Corporate Seal.

RES.R07-1677

Carried

26. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16135"

7904-0206-00 - Roby Agencies Ltd. (Dale Toor)

RMS-2 to RF-12 (BL 12000) - 6789 King George Highway - to allow  
 subdivision into five (5) single family small lots.

Approved by Council: October 16, 2006

- \* Planning & Development advise that (see memorandum dated June 8, 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 Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16135" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R07-1678 Carried

27. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16234"

7903-0220-00 - Imperial Oil Limited, c/o Imperial Oil Products and  
 Chemicals Division (Eddy W. Citton)

CG-1 to CD (BL 12000) - 6422 - 120 Street - to permit the development  
 of a gas station with convenience store and drive-through restaurant.

Approved by Council: January 22, 2007

**Note:** A Development Permit (7903-0220-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1(j).

The Mayor noted "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
 2007, No. 16234" was not in order for consideration by Council.

28. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16150"

7906-0184-00 - Makhan and Parmajit Pooni, Tarlochan and Narinder Pooni,  
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA to RF-9 and RF-12 (BL12000) - 14822 and 14854 - 72 Avenue - to  
 allow subdivision into 32 single family residential small lots.

Approved by Council: October 30, 2006

\* Planning & Development advise that (see memorandum dated June 7, 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 East Newton South Neighborhood Concept Plan to  
 redesignate the site from "Urban Single Family Residential" to "Single Family  
 Small Lots".



It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council amend the East Newton South  
 Neighborhood Concept Plan to redesignate the site from "Urban Single Family  
 Residential" to "Single Family Small Lots".

RES.R07-1679

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16150" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1679A

Carried with Councillor Bose opposed.

29. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16218"

7904-0408-00 - Ekam Development Ltd.,  
 c/o McElhanney Consulting Services Ltd. (Genevieve Bucher)

RF to RF-12 (BL 12000) - 6465 - 138 Street - to allow subdivision into ten  
 (10) single family residential small lots.

Approved by Council: December 18, 2006

- \* Planning & Development advise that (see memorandum dated June 7, 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.
- \* At the January 15, 2007 Regular Council-Public Hearing meeting, Council passed  
 the following resolution:

"That staff consider concerns raised during the public hearing relative to  
 the installation of a 6 foot fence."

In response, Planning & Development advise that at the Public Hearing on  
 January 15, 2007 residents from the neighborhood expressed concerns about  
 public access into the creek area, to be dedicated as Park along the north side of  
 the proposed residential lots. The residents requested that the developer provide a  
 six-foot high, permanent fence along the rear property lines, abutting the  
 parkland. To resolve this concern, the applicant will provide a permanent, six-  
 foot high, black vinyl-coated chain link fence along the common boundary of the  
 proposed lots and Park edge.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16218" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R07-1680 Carried with Councillor Bose against.

30. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16185"

7905-0224-00 - 430866 B.C. Ltd., 0699400 B.C. Ltd., c/o Hunter Laird  
 Engineering Ltd. (Clarence Arychuk)

RA to RM-30, RF-SD, RF-9C and RF-12 (BL 12000) - 7078, 7094, 7112,  
 7130 and 7160 - 144 Street, 7075 and 7080 - 144A Street, Portion of  
 144A Street, Portion of Lane - to permit the development of 63 single  
 family small lots, 17 semi-detached lots and 62 townhouse units.

Approved by Council: December 4, 2006

**Note:** A Development Permit (7905-0224-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1(m) of this agenda.

\* Planning & Development advise that (see memorandum dated June 7, 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 East Newton South Neighborhood Concept Plan to  
 redesignate the site from "Townhouses (max. 15 upa)" to "Medium-High Density  
 Townhouses" and "Single Family Small Lots".

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council amend the East Newton South  
 Neighborhood Concept Plan to redesignate the site from "Townhouses  
 (max. 15 upa)" to "Medium-High Density Townhouses" and "Single Family  
 Small Lots".  
 RES.R07-1681 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16185" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R07-1682 Carried

31. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16147"

7906-0029-00 - Weststone Properties 104 Ltd., c/o Patrick Cotter Architect Inc.

RF to CD (BL 12000) - 10257 & 10265 - 133A Street, Portion of  
 10277 - 133A Street and Portion of 13333 - 102A Avenue - to permit the  
 development of two, 4-storey apartment buildings on two lots in Surrey  
 City Centre in conjunction with By-law 16146.

Approved by Council: October 30, 2006

This by-law is proceeding in conjunction with By-law 16146.

**Note:** A Development Permit (7906-0029-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1(l).

\* Planning & Development advise that (see memorandum dated June 8, 2007 in  
 by-law backup) following third reading the applicant undertook a number of  
 design changes to the proposed apartment building in order to adequately address  
 the suggestions and concerns of the Advisory Design Panel and the City  
 Architect. As a result, the proposed building no longer conforms to the setback  
 requirements of By-law 16147. It is therefore necessary to amend By-law 16147  
 to reflect the new setbacks. This amendment does not affect land use or density  
 and can be amended without a new Public Hearing. Accordingly, Council is  
 requested to rescind third reading of By-law 16147, amend the by-law to insert a  
 new Section F. Yards and Setbacks, and approve third reading as amended.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council rescind Resolution R06-2677  
 of November 20, 2006 Regular Council Minutes passing Third Reading of  
 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006,  
 No. 16147".  
 RES.R07-1683 Carried



- It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council is requested to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16147" by deleting Section F. Yards and Setbacks and inserting new Section F. as shown in the memorandum in by-law backup.
- RES.R07-1684 Carried
- It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16147" pass its third reading, as amended.
- RES.R07-1685 Carried
- It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16147" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
- RES.R07-1686 Carried

32. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16146"

7906-0321-00 - Weststone Properties 104 Ltd., c/o Patrick Cotter Architect Inc.

RF and RM-D to CD (BL 12000) - 10262, 10272 and 10280 - 133 Street, 13311 and 13323 - 102A Avenue, Portion of 13333 - 102A Avenue, and Portion of 10277 - 133A Street - to permit the development of two, 4-storey apartment buildings on two lots in Surrey City Centre in conjunction with By-law 16147.

Approved by Council: October 30, 2006

This by-law is proceeding in conjunction with By-law 16147.

**Note:** A Development Permit (7906-0321-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(k).

- \* Planning & Development advise that (see memorandum dated June 8, 2007 in by-law backup) the stratified duplex lot at 10262-133 Street/13307-102A Avenue formed part of the original application and was shown in Section 1.(b) of By-law 16146. Under the requirements of the Land Title Act, Strata Plan LMS940 had to be deconstructed in order for the proposed lot consolidation to take place. Deconstructing Strata Plan LMS940 however, changed the legal description of the duplex lot. As a result, it is recommended that the by-law be amended to reflect this new legal description.

In addition, following third reading the applicant undertook a number of design changes to the proposed apartment building in order to adequately address the suggestions and concerns of the Advisory Design Panel and the City Architect. As a result, the proposed building no longer conforms to the setback requirements of By-law 16146. It is therefore necessary to amend the by-law to reflect the new setbacks. This amendment does not affect land use or density and can be amended without a new Public Hearing. Accordingly, Council is requested to rescind third reading of By-law 16146, amend the by-law to insert a new Section F. Yards and Setbacks, and approve third reading as amended.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council is requested to rescind  
Resolution R06-2676 of November 20, 2006 Regular Council Minutes passing  
Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
2006, No. 16146".

RES.R07-1687 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16146" by deleting  
Section 1 (b) and inserting new Section 1.(b) as shown in memorandum in by-law  
backup.

RES.R07-1688 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16146" by deleting  
Section F. Yards and Setbacks and inserting new Section F. as shown in the  
memorandum in by-law backup.

RES.R07-1689 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16146" pass its third reading, as  
amended.

RES.R07-1690 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16146" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1691 Carried

33. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16312"

7906-0315-00 - Jaspal and Gurpal Bahga, c/o Gurpal Bahga

RA to RF (BL 12000) - 5835 - 136 Street - to allow subdivision into two (2) single family residential lots.

Approved by Council: February 26, 2007

- \* Planning & Development advise that (see memorandum dated June 8, 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 Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16312" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1692

Carried

#### INTRODUCTION

34. "City of Surrey Heritage Revitalization Agreement By-law, 2007, No. 16407"

3900-20-16407 - Council Initiative

A by-law to enter into a heritage revitalization agreement for the relocation, preservation and restoration of the Charles Bell House.

Approved by Council: To be approved.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "City of Surrey Heritage Revitalization  
Agreement By-law, 2007, No. 16407" pass its first reading.

RES.R07-1693

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "City of Surrey Heritage Revitalization  
Agreement By-law, 2007, No. 16407" pass its second reading.

RES.R07-1694

Carried



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

It was	Moved by Councillor Hunt Seconded by Councillor Steele That "City of Surrey Heritage Revitalization Agreement By-law, 2007, No. 16407" pass its third reading.
RES.R07-1695	<u>Carried</u>

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0289-00**  
**Polygon Kaleden Townhomes Ltd.**  
**Kevin Shoemaker, Polygon Development 200 Ltd.**  
 15714, 15760 and 15780 - 28 Avenue

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

"That Development Permit No. 7906-0289-00 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 16249 under Item H.8.

It was	Moved by Councillor Hunt Seconded by Councillor Higginbotham That Development Permit No. 7906-0289-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.
RES.R07-1696	<u>Carried</u> with Councillor Bose opposed.

- (b) **Development Permit No. 7906-0200-00**  
**Polygon Cathedral Grove Townhomes Ltd.**  
**Kevin Shoemaker, Polygon Development 200 Ltd.**  
 15810, 15838, 15870, 15912 - 28 Avenue

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

"That Development Permit No. 7906-0200-00 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 16251 under Item H.10.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Development Permit  
 No. 7906-0200-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1697

Carried

- (c) **Development Permit No. 7906-0104-00**  
**Morgan Creek Holdings Inc.**  
**c/o Bryan McPherson**  
 3500 Morgan Creek Way

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

"That Development Permit No. 7906-0104-00 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 Development Variance Permit No. 7906-0104-00 under Clerk's Report, Item I.2(a).

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

No. 7906-0104-00 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.

RES.R07-1698

Carried with Councillors Villeneuve, Bose and the Mayor against.

- (d) **Development Permit No. 7902-0256-00**  
**13938 Holdings Corporation, Inc. No. 0748261**  
**Maciej Dembek, Barnett Dembek Architects/**  
13924/38/50 Fraser Highway

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

"That Development Permit No. 7902-0256-00 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 14890 under Item H.24.

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

No. 7902-0256-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1699

Carried



- (e) **Development Permit No. 7906-0215-00**  
**Andy Aadmi, 388 Construction Ltd.**  
**388 Construction Ltd., Inc. No. 698558**  
**A & A Construction Ltd., Inc. No. 616036**  
7262 - 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. 7906-0215-00 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 16117 under Item H.15.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Permit  
No. 7906-0215-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1700

Carried

- (f) **Development Permit No. 7906-0162-00**  
**Maciej Dembek (Barnett Dembek Architects Inc.)**  
**Scott Central Developments Ltd., Inc. No. 0749932**  
12120 and 12098 - 82 Avenue

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

"That Development Permit No. 7906-0162-00 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 16187 under Item H.21.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Development Permit  
 No. 7906-0162-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1701

Carried

- (g) **Development Permit No. 7906-0316-00**  
**388 Construction Ltd., Inc. No. 698558**  
**Andy Aadmi, 388 Construction Ltd./**  
**Director Information:**  
**Amarjit K. Aadmi**  
**Andy Aadmi**  
**Officer Information: (as at June 26, 2006)**  
**Amarjit K. Aadmi (Secretary)**  
**Andy Aadmi (President)**  
 3290 King George Highway

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

"That Development Permit No. 7906-0316-00 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 16350 under Item H.18.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Development Permit  
 No. 7906-0316-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1702

Carried

- (h) **Development Permit No. 7903-0343-00**  
**David Porte/538699 B.C. Ltd.**  
 1881 - 152 Street

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

"That Development Permit No. 7903-0343-00 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 15642 under Item H.23.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Permit  
 No. 7903-0343-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1703

Carried

- (i) **Development Permit No. 7906-0125-00**  
**Nu-Tech Development Inc., Inc. No. 609731**  
**Golden Bay Trading Inc., Inc. No. 470092**  
**Paul Goodwin (GBL Architects Group Inc.)**  
 8084 - 120A Street

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

"That Development Permit No. 7906-0125-00 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 16115 under Item H.19.



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

No. 7906-0125-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1704

Carried

- (j) **Development Permit No. 7903-0220-00**  
**Imperial Oil Limited (Reg. No. 14082A)**  
**Eddy W. Citton, Imperial Oil Products and Chemicals Division**  
6422 - 120 Street

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

"That Development Permit No. 7903-0220-00 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 16234 under Item H.27.

The Mayor noted that Development Permit No. 7905-0220-00 was not in order for consideration by Council.

- (k) **Development Permit No. 7906-0321-00**  
**Patrick Cotter/Weststone Properties 104 Ltd.**  
10280, 10272 and 10262 - 133 Street; 13311 and 13323 - 102A Avenue;  
Portion of 13333 - 102A Avenue, and Portion of 10277 - 133A Street

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

"That Development Permit No. 7906-0321-00 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 16146 under Item H.32.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Development Permit  
 No. 7906-0321-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1705

Carried

- (l) **Development Permit No. 7906-0029-00**  
**Patrick Cotter/Weststone Properties 104 Ltd.**  
 10257 & 10265 - 133A Street, Portion of 10277 - 133A Street and Portion of 13333 - 102A Avenue

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

"That Development Permit No. 7906-0029-00 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 16147 under Item H.31.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Development Permit  
 No. 7906-0029-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1706

Carried

- (m) **Development Permit No. 7905-0224-00**  
**Clarence Arychuk, Hunter Laird Engineering/  
 James and Louise Sherwood  
 Surjeet and Darshan Bath  
 699400 B.C. Ltd.**  
**Director Information:**  
**Amritpal Singh Gill  
 Mohinder Singh Samra  
 No Officer Information filed as at July 8, 2005  
 430866 B.C. Ltd.**  
**Director Information:**  
**Mohinder Singh Samra  
 No Officer Information filed as at August 19, 2006  
 7130 & 7160 - 144 Street**

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

"That Development Permit No. 7905-0224-00 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 16185 under Item H.30.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Development Permit  
 No. 7905-0224-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-1707

Carried

## 2. **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. 7906-0104-00**  
**Morgan Creek Holdings Inc.**  
**c/o Bryan McPherson**  
 3500 Morgan Creek Way

To allow the maximum height requirement of a structure to be increased from 12 metres (40 ft.) to 26.5 metres (87 ft.) on the south side



(Elevation B on Appendix C) of the driving range and from 12 metres (40 ft.) to 19.2 metres (63 ft.) on the north side (Elevation A on Appendix C) to permit the development of a driving range that includes poles and support safety netting.

**Note:** See Development Permit No. 7906-0104-00 under Clerk's Report, Item I.1(c).

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7906-0104-00 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.R07-1708

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

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

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

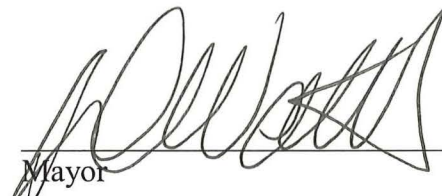
RES.R07-1709

Carried

The Regular Council- Land Use meeting adjourned at 6:24 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor