



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, JUNE 25, 2007  
Time: 5:10 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, Human Resources  
General Manager, Parks, Recreation & Culture  
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

##### CLOVERDALE/CLAYTON

1. 7907-0037-00  
19555 Fraser Highway  
Karin Fung, Canreal Management/West Willow Holdings Inc.  
Development Permit  
*Development Permit to permit the construction of an outdoor patio.*

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19555 Fraser Highway.

The applicant is proposing:

- a Development Permit

in order to permit the development of an outdoor patio at the Mongolie Grill restaurant located in the West Willow Shopping Centre.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Bose  
 That Council approve the attached  
 Development Permit No. 7907-0037-00 (Appendix V), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R07-1773

Carried

### SOUTH SURREY

2. **7906-0137-01**  
**15779, 15827, 15831 and 15843 Croydon Drive, 15879 and 15891 - 24 Avenue, and Portion of 158 Street road right-of-way to be closed Dave Sheppard, Larco Investments Ltd./Morgan Crossing Properties Ltd.; City of Surrey**  
 Development Permit  
*Development Permit to permit the development of phase 1 of the Morgan Crossing mixed-use lifestyle village centre.*

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 15779, 15827, 15831 and 15843 Croydon Drive, 15879 and 15891 - 24 Avenue, and portion of 158 Street road right-of-way to be closed.

The applicant is proposing:

- a Development Permit

in order to permit the development of the first phase of a mixed-use complex comprising retail and residential uses within the proposed Morgan Crossing lifestyle village centre.

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

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

1. Council authorize staff to draft Development Permit No. 7906-0137-01 in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issues prior to approval:

- (a) resolution of the Advisory Design Panel recommendations to the satisfaction of the Planning and Development Department;
- (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (c) final adoption of OCP Amendment By-law No. 16073 and Rezoning By-law No. 16074 pertaining to Application No. 7906-0137-00; and
- (d) final approval of generalized Development Permit No. 7906-0137-00 by Council.

RES.R07-1774

Carried**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY****3. 7907-0028-00****2678 - 156 Street, 15650 - 28 Avenue and 2660 Croydon Drive****Michael Sanderson, Aplin & Martin Consultants Ltd./Croydon Ventures Inc.; Albert David Svab, Colin David Svab, Christine Svab and Darren Allan Svab; Norma Jean Svab**

OCP Amendment/Rezoning/Temporary Use Permit

*OCP Amendment to declare a portion of the site Temporary Industrial Use Permit area. Rezone portions of the site from RA to A-2 and other portions from A-2 to RA to complete a lot line adjustment. Temporary Use Permit to permit a soil screening operation.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and an application for a Temporary Use Permit on properties located at 2678 - 156 Street, 15650 - 28 Avenue and 2660 Croydon Drive.

The applicant is proposing:

- an OCP amendment to declare a portion of the site as a Temporary Industrial Use Permit Area;
- a rezoning for portions of the site from A-2 to RA and for other portions from RA to A-2; and
- a Temporary Use Permit

in order to allow a lot line adjustment and permit an existing soil screening operation to continue for a period not exceeding two (2) years.

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 Official Community Plan to declare a portion of proposed Lot 3 (Appendix III) as a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the portion of the property shown in hatched on Block "A" of Appendix VIII from "Intensive Agriculture Zone (A-2)" (By-law No. 12000) to "One-Acre Residential Zone (RA)" (By-law No. 12000) and to rezone portions of the property shown as Blocks "B" and "C" on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Intensive Agriculture Zone (A-2)" (By-law No. 12000) and a date be set for Public Hearing. and a date be set for Public Hearing.
4. Council approve Temporary Use Permit No. 7906-0028-00 (Appendix VI) to proceed to Public Notification.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) approval from the Ministry of Transportation.

RES.R07-1775

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 73 Amendment By-law 2007, No. 16413"  
pass its first reading.  
RES.R07-1776 Carried

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, Text No. 73 Amendment By-law 2007, No. 16413"  
pass its second reading.  
RES.R07-1777 Carried

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, Text No. 73 Amendment By-law  
2007, No. 16413" be held at the City Hall on July 9, 2007, at 7:00 p.m.  
RES.R07-1778 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16414" pass its first reading.  
RES.R07-1779 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16414" pass its second reading.  
RES.R07-1780 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16414" be held at the  
City Hall on July 9, 2007, at 7:00 p.m.  
RES.R07-1781 Carried

4. **7906-0311-00**  
**16238 - 28 Avenue**  
**Greg Sewell, Coastland Engineering & Surveying Ltd./0749006 B.C. Ltd.**  
**Director Information:**  
**Helen Frances Sewell**  
**No Officer Information Filed**  
OCP Amendment/Rezoning/Development Variance Permit  
*OCP Amendment from Suburban to Urban. Rezone from RA to RF and RF-12 to allow subdivision into 2 regular single family and 5 single family small lots. DVP to vary requirements for second storey floor area reduction and setbacks for 5 small lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Variance Permit application on property located at 16238 - 28 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RA to RF and RF-12; and
- a Development Variance Permit to vary the following by-law regulations for 5 lots in the RF-12 Zone subject to compliance with specific design guidelines, use of specific materials, and requirements as attached to the DVP:
  - permit the required second floor area reduction (i.e. 80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side);
  - permit 0.35 metre (1.0 ft.) by 0.35 metre (1.0 ft.) encroachments to allow extensions of the front stone or brick wall into the side yard and to exceed the 50% width of the dwelling for the purpose of architectural detailing only in association with a front porch or veranda entry feature, including landscaping, that forms an integral part of the front of the dwelling; and
  - permit the reduced setbacks to the front yard permitted in the RF-12 Zone 4m/13 ft. for the dwelling, and 2 m/6.5 ft. to a veranda) to exceed the 50% width of the dwelling only for an alternative house type where a tandem parking arrangement with a single-car garage is proposed and where a front porch or veranda entry feature is provided, including landscaping, that forms an integral part of the front of the dwelling as per the attached guidelines

in order to allow subdivision into 2 single family RF lots and 5 small RF-12 lots.

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

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

1. a By-law be introduced to redesignate the property in the OCP from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone Block 1 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and Block 2 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.
4. Council approve Development Variance Permit No. 7905-0126-00, (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) permit the required second floor area reduction (i.e. 80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side);
  - (b) permit 0.35 metre (1.0 ft.) by 0.35 metre (1.0 ft.) encroachments to allow extensions of the front stone or brick wall into the side yard and to exceed the 50% width of the dwelling for the purpose of architectural detailing only in association with a front porch or veranda entry feature, including landscaping, that forms an integral part of the front of the dwelling; and
  - (c) permit the reduced setbacks to the front yard permitted in the RF-12 Zone (4m/13 ft. for the dwelling, and 2 m/6.5 ft. to a veranda) to exceed the 50% width of the dwelling only for an alternative house type where a tandem parking arrangement with a single-car garage is proposed and where a front porch or veranda entry feature is provided, including landscaping, that forms an integral part of the front of the dwelling as per the attached guidelines.
5. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) registration of a Section 219 Restrictive Covenant prohibiting an access driveway for proposed Lot 2 from 28 Avenue;
- (e) registration of a Section 219 Restrictive Covenant to ensure tree retention on proposed Lots 1, 2 and 5;
- (f) address shortfall in tree replacement;
- (g) registration of a Section 219 Restrictive Covenant and financial securities for the required 28 Avenue Transition Area Landscaping Buffer, in accordance with the Morgan Heights NCP; and
- (h) registration of a Section 219 Restrictive Covenant on RF-12 lots to ensure that any dwelling designed with a single-car garage type includes restrictions for future conversion of internal parking areas for habitable space.

RES.R07-1782

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 185 Amendment By-law 2007, No. 16415" pass its first reading.

RES.R07-1783

Carried

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. 185 Amendment By-law 2007, No. 16415" pass its second reading.

RES.R07-1784

Carried



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. 185 Amendment By-law 2007,  
 No. 16415" be held at the City Hall on July 9, 2007, at 7:00 p.m.  
 RES.R07-1785 Carried

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16416" pass its first reading.  
 RES.R07-1786 Carried

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

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16416" pass its second reading.  
 RES.R07-1787 Carried

It was then  
 Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16416" be held at the  
 City Hall on July 9, 2007, at 7:00 p.m.  
 RES.R07-1788 Carried

### SURREY CITY CENTRE/WHALLEY

5. **7906-0462-00**  
**9962, 9970, 9978 - 148 Street**  
**Dick Burk, PlanAct Management/Strata Plan LMS0282**  
 Development Permit  
*Development Permit to permit building envelope rehabilitation and exterior  
 alterations to three existing apartment buildings.*

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 9962, 9970, 9978 - 148 Street.

The applicant is proposing:

- a Development Permit

in order to permit the rehabilitation of the building envelopes and exterior alterations to three existing apartment buildings.

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. 7906-0462-00 (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.R07-1789

Carried**6. 7907-0006-00****Portion of 9750 - 140 Street****Tony Gill, IBI/Fraser Health Authority**

## Rezoning

*Rezone from RA to CD to permit the development of an outpatient facility for the Fraser Health Authority.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9750 - 140 Street.

The applicant is proposing:

- a rezoning from RA to CD

in order to permit the development of an outpatient facility for the Fraser Health Authority at the north-east corner of Fraser Highway and 140 Street.

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

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

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

- (b) submission of a subdivision plan to the specifications and satisfaction of the Approving Officer; and
- (c) submission of a Development Permit application and completion of all necessary revisions to comply with the Urban Design Objectives and Guidelines (Appendix VI).

RES.R07-1790

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16417" pass its first reading.

RES.R07-1791

Carried

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16417" pass its second reading.

RES.R07-1792

Carried with Councillor Higginbotham against.

It was then

Moved by Councillor Bose  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16417" be held at the  
 City Hall on July 9, 2007, at 7:00 p.m.

RES.R07-1793

Carried

## C. CORPORATE REPORTS

1. The Corporate Report under date of June 25, 2007 was considered and dealt with as follows:

**Item No. L007** Crescent Park Annex Property Owners Association -  
 Delegation to Council-in-Committee, April 30, 2007  
 File: 7907-0048-00

The Acting General Manager of Planning & Development submitted a report to review the merits and implications of the proposal by the Crescent Park Annex Property Owners Association (the "Association") for a City-initiated rezoning in the Crescent Park Annex area, and to provide recommendations for Council's consideration.

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:

1. Receive this report as information;
2. Authorize staff to proceed with Option B, as documented in this report; and
3. Instruct the City Clerk to send a copy of this report and the related Council resolution to the representatives of the Crescent Park Annex Property Owners Association that appeared before Council.

Before the question was put it:

It was  
Moved by Councillor Villeneuve  
Seconded by Councillor Bose  
That the above motion be amended by  
including all of the properties contained in subdivision application 7907-0048-00.  
RES.R07-1794 Defeated with Councillors, Steele, Gill,  
Martin, Hunt, and Higginbotham against.

The question on the main motion was then put and:

RES.R07-1795 Carried

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

## FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16085"

7906-0181-00 - Jagjit Sidhu, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

RA to RF-9C, RF-9, and RF-12 (BL 12000) - 15014 - 60 Avenue - to  
allow subdivision into approximately 9 single family residential small lots.

Approved by Council: September 11, 2006

- \* Planning & Development advise that (see memorandum dated June 13, 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 (NCP) to redesignate a portion of the site from "Single Family Residential" to "Single Family Residential Flex" (6 to 14.5 upa max).

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend the South Newton  
Neighbourhood Concept Plan (NCP) to redesignate a portion of the site from  
"Single Family Residential" to "Single Family Residential Flex" (6 to 14.5 upa  
max).

RES.R07-1796 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16085" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1797 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16171"

7906-0338-00 - Suncreek Developments Ltd., c/o Daljit Gill

RA to RMS-2 (BL 12000) - 13719 and 13657 - 62 Avenue - to permit the  
development of a two-storey, 120-bed residential complex care facility.

Approved by Council: November 20, 2006

**Note:** A Development Permit (7906-0338-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a) of this agenda.

- \* Planning & Development advise (see memorandum dated June 14, 2007, in by-law backup) that it is now in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from "Townhouses (15 upa max)" to "Institutional".

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from "Townhouses (15 upa max)" to "Institutional".

RES.R07-1798 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16171" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1799 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15129"

7903-0071-00 - Axion Investment Corporation, c/o Gerry Blonski Architect

RF (BL 12000) to CD (BL 12000) - 9643 King George Highway - to permit the development of a mixed use commercial/residential building in Surrey City Centre.

Approved by Council: September 29, 2003

**Note:** A Development Permit (7903-0071-00) 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 Hepner  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15129" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1800 Carried with Councillor Bose against.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16334"

7906-0235-00 - Evo Developments Ltd., c/o GBL Architects (Amela Brudar)

CD (BL 10464 as amended) to CD (BL 12000) - 13555 Gateway Drive - to permit the development of a 4-storey apartment building in Surrey City Centre.

Approved by Council: March 12, 2007

**Note:** A Development Permit (7906-0235-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16334" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1801

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13631"

5693-0205-00 - 635160 B.C. Ltd. (Chamkaur Pannu & Balbir Pannu),  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RS (BL 5942) to RF-G (BL 12000) - 16676 - 84 Avenue - to allow the development of approximately 8 single family residential lots and open space.

Approved by Council: January 4, 1999

**Note:** The Public Hearing on this application was held on January 18, 1999. 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 pending legal matters which the applicant has now resolved.

- \* Planning & Development advise that (see memorandum dated June 19, 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 Hepner  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1999, No. 13631" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1802 Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 150 Amendment  
By-law, 2006, No. 16164"

7905-0232-00 - Cascade Creek Development Corporation,  
c/o Dave Mann

To authorize the redesignation of the properties located at 7210 and  
7240 - 192 Street from Suburban (SUB) to Urban (URB).

Approved by Council: November 20, 2006

This by-law is proceeding in conjunction with By-laws 16165A & 16165B.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 150 Amendment By-law, 2006, No. 16164" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R07-1803 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006,  
No. 16165A"

7905-0232-00 - Cascade Creek Development Corporation, c/o Dave Mann

RA to RF-12C, RF-9C (BL 12000) - Blocks A & B - Portions of 7210 and  
7240 - 192 Street - to allow subdivision into approximately 40 single  
family residential small lots (19 RF-12C and 21 RF-9C).

Approved by Council: November 20, 2006

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16165A" be finally adopted, signed  
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1804 Carried



8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16165B"

7905-0232-00 - Cascade Creek Development Corporation  
c/o Dave Mann

RA to RF (BL 12000) - Block C - Portions of 7210 and 7240 - 192 Street - to allow subdivision into an RF-lot and approximately 40 single family residential small lots (19 RF-12C and 21 RF-9C) and two remainder lots (Lots 41 and 42) for future subdivision in the East Clayton, North Extension plan area for By-laws 16165A and 16165B.

Approved by Council: November 20, 2006

- \* Planning & Development advise that (see memorandum dated June 20, 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 Hepner

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2006, No. 16165B" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1805

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16305"

7906-0178-00 - Pioneer Designs (Monterosso) Corp., c/o Creekside Architects Ltd., (Don Andrew)

RF to CD (BL 12000) - 8697 - 160 Street - to permit the development of a 4-storey mixed use residential/commercial building consisting of 54 residential units and two (2) ground level commercial units.

Approved by Council: February 26, 2007

**Note:** A Development Permit (7906-0178-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(d) of this agenda.



11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16143"

7906-0012-00 - 0755136 B.C. Ltd., (Darshan Bhambra, Bahadur Matharu, Paramjit Sanghera), 743444 B.C. Ltd., (Rand Buckley, Kanwaldeep Sandhu, Sukhdev Grewal, Ranjit & Susan Chahal), c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

RA to CD (BL 12000) - 16446 & 16486 - 88 Avenue and 8740 - 164 Street - to allow subdivision into approximately 23 small suburban single family lots.

Approved by Council: October 30, 2006

- \* Planning & Development advise that (see memorandum dated June 19, 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. 16143" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1809

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16172"

7905-0283-00 - Tien Sher Surrey Development Group Inc.,  
c/o Patrick Cotter Architect Inc. (Rosa Salcido)

RF and C-8 to CD (BL 12000) - 10730 - 137 Street, 13706, 13716, 13722, 13736, 13742, 13752, 13762, and 13770 - 108 Avenue - to permit the development of four, 4-storey apartment buildings, containing 472 units in Surrey City Centre.

Approved by Council: November 20, 2006

**Note:** A Development Permit (7905-0283-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(e) of this agenda.

- \* Planning & Development advise that (see memorandum dated June 21, 2007 in bylaw backup) following third reading of By-law 16172 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 16172. 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 16172, amend the by-law to insert a new Section F. Yards and Setbacks and Section H. Off-Street Parking, and approve third reading as amended.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That Council rescind Resolution R06-2845  
of December 4, 2006 Regular Council - Public Hearing Minutes passing Third  
Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006,  
No. 16172".

RES.R07-1810 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That Council amend "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16172" by deleting  
Section F. Yards and Setbacks and inserting new Section F. as shown in the  
memorandum in by-law backup.

RES.R07-1811 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That Council amend "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16172" in Section H.  
Off-Street Parking by adding new Section H. 5 as shown in the memorandum in  
by-law backup.

RES.R07-1812 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16172", pass its third reading, as  
amended.

RES.R07-1813 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No.12000, Amendment By-law, 2006, No. 16172" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1814 Carried

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16267"

7906-0302-00 - Kuldip and Hardeep Basi, Joginder Basi, c/o Kuldip Basi

RH to RF (BL 12000) - 6860 - 148 Street, 14845 - 68A Avenue - to allow subdivision into six (6) single family lots including retention of one existing dwelling and garage.

Approved by Council: February 12, 2007

- \* Planning & Development advise that (see memorandum dated June 21, 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, 2007, No. 16267" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1815

Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16313"

7906-0248-00 - DGJ Investment Ltd., c/o Citiwest Consulting Ltd.  
(Roger Jawanda)

RA to RF (BL 12000) - 14989 - 68A Avenue - to allow subdivision into three (3) single family residential lots and retention of an existing dwelling on proposed Lot 2.

Approved by Council: February 26, 2007

- \* Planning & Development advise that (see memorandum dated June 20, 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, 2007, No. 16313" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R07-1816 Carried

15. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 106 Amendment  
By-law, 2004, No. 15580"

7904-0122-00 - Dorina Berg, c/o SND Development Ltd. (Mr. Jasmail S. Sran)

To authorize the redesignation of the property located at 5961 - 125 Street from  
Suburban (SUB) to Urban (URB).

Approved by Council: November 22, 2004

This by-law is proceeding in conjunction with By-law 15581.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 106 Amendment By-law, 2004, No. 15580" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.  
RES.R07-1817 Carried with Councillor Bose against.

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15581"

7904-0122-00 – Dorina Berg, c/o SND Development Ltd. (Mr. Jasmail S. Sran)

RA (BL 12000) to RF-12 (BL 12000) - 5961 - 125 Street - to allow  
subdivision into approximately 12 single family small lots.

Approved by Council: November 22, 2004

This by-law is proceeding in conjunction with By-law 15580.

**Note:** The Public Hearing on this application was held on December 6, 2004. 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 June 20, 2007 in  
by-law backup) the reason for the delay in bringing this application to Final  
Adoption was due to downstream drainage issues in the West Newton Highway  
#10 NCP. This constraint has now been resolved.

- \* In addition, Planning & Development advise that 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, 2004, No. 15581" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1818

Carried with Councillor Bose against.

17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15717"

7904-0193-00 - 760815 B.C. Ltd., (Simranjeet Dhanoa, Jagpal Litt,  
 Sukhdeep Lohcham), 758528 B.C. Ltd., (Simranjeet Dhanoa,  
 Tejindervir Lohcham, Sukhdeep Lohcham), Raj Gupta,  
 Harmadam Gadhri c/o McElhanney Consulting Services Ltd.

RA (BL 12000) to RF-9C and RF-9S (BL 12000) - 19120 and  
 19140 - 68 Avenue, 6783 and 6711 - 192 Street - to allow subdivision into  
 approximately 79 small single family lots and one remainder lot.

Approved by Council: April 18, 2005

**Note:** The Public Hearing on this application was held on May 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 (see memorandum dated June 21, 2007 in the by-law back-up) the subject proposal forms part of a number of projects in East Clayton that was affected by the lack of sanitary sewer capacity in this neighbourhood, which is now addressed through a consortium of development agreements among a number of developers with in-stream development applications in East Clayton.
- \* In addition, Planning & Development advise that the building scheme on file with the City Clerk has been revised to include an additional clause requiring future owners of these RF-9S zoned lots to submit, at building permit stage, a completed "Live Work Checklist", signed and sealed by a registered architect or professional engineer, confirming Building code compliance, in order to facilitate the construction of proposed dwelling units that will incorporate any of the accessory commercial uses that are permitted in the RF-9S Zone. This 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.

- \* Furthermore, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate a portion of the site from "Special Residential" (10 - 15 upa) to "Medium Density" (10 -15 upa).

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That Council amend the East Clayton Neighbourhood Concept Plan to redesignate a portion of the site from "Special Residential" (10 - 15 upa) to "Medium Density" (10 -15 upa).

RES.R07-1819 Carried

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15717" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1820 Carried

- 18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16183"

7905-0137-00 - Progressive Construction Ltd., Benchmark Management Ltd.,  
 c/o BFW Developments Ltd. (Alison Davies)

RA to RF-9S (BL 12000) - Portions of 6738 and 6774 - 188 Street, 18875 and 18921 Fraser Highway - to allow subdivision into approximately 52 special single family residential small lots which will also allow certain low impact retail and service commercial uses. The remainder of the site will feature four (4) "One-Acre Residential Zone (RA)" lots.

Approved by Council: December 4, 2006

This by-law is proceeding in conjunction with By-law 16184.

- \* Planning & Development advise that (see memorandum dated June 21, 2007 in by-law back-up) the building scheme on file with the City Clerk has been revised to include an additional clause requiring future owners of these RF-9S zoned lots to submit, at building permit stage, a completed "Live Work Checklist", signed and sealed by a registered architect or professional engineer, confirming Building code compliance, in order to facilitate the construction of proposed dwelling units that will incorporate any of the accessory commercial uses that are permitted in the RF-9S Zone. This 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 Clayton Neighbourhood Concept Plan to redesignate portions of the site from "Business Park" to "Special Residential" (10 to 15 upa).

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That Council amend the East Clayton  
 Neighbourhood Concept Plan to redesignate portions of the site from "Business  
 Park" to "Special Residential" (10 to 15 upa).

RES.R07-1821

Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16183" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1822

Carried

19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16184"

7906-0099-00 - Progressive Construction Ltd., Benchmark Properties Ltd. c/o  
 BFW Developments Ltd. (Alison Davies)

RA to RF-9S (BL 12000) - Portions of 18990 and 19010 - 68 Avenue - to  
 allow subdivision into approximately 24 special single family residential  
 small lots which will also allow certain low impact retail and service  
 commercial uses. The remainder of the site will feature one (1) "One-  
 Acre Residential Zone (RA)" lot.

Approved by Council: December 4, 2006

This by-law is proceeding in conjunction with By-law 16183.

- \* Planning & Development advise that (see memorandum dated June 21, 2007 in by-law back-up) the building scheme on file with the City Clerk has been revised to include an additional clause requiring future owners of these RF-9S zoned lots to submit, at building permit stage, a completed "Live Work Checklist", signed and sealed by a registered architect or professional engineer, confirming Building code compliance, in order to facilitate the construction of proposed dwelling units that will incorporate any of the accessory commercial uses that are permitted in the RF-9S Zone. This 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 Clayton Neighbourhood Concept Plan to

redesignate portions of the site from "Business Park and Open Space/Park" to "Special Residential (10 to 15 upa max)".

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council amend the East Clayton

Neighbourhood Concept Plan to redesignate portions of the site from "Business Park and Open Space/Park" to "Special Residential (10 to 15 upa max)".

RES.R07-1823 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2006, No. 16184" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1824 Carried

- 20. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 146 Amendment By-law, 2006, No. 16125"

7906-0227-00 - Verve Developments Inc., c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

To authorize the redesignation of the properties located at 7284, 7296 and 7312 - 192 Street from Suburban (SUB) to Urban (URB).

Approved by Council: October 16, 2006

This by-law is proceeding in conjunction with By-law 16126.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 146 Amendment By-law, 2006, No. 16125" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1825 Carried

- 21. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16126"

7906-0227-00 - Verve Developments Inc., c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

RA to RF-SD and RF-9C (BL 12000) - Portions of 7284, 7296 and 7312 - 192 Street - to allow subdivision into approximately 36 small lots (12 RF-SD and 24 RF-9C) in East Clayton, North Extension.

Approved by Council: October 16, 2006

This by-law is proceeding in conjunction with By-law 16125.

- \* Planning & Development Department advise that (see memorandum dated June 20, 2007 in by-law back-up) the building scheme that was originally filed with the City Clerk has been replaced with a revised copy that includes specific design references to the proposed homes on the proposed RF-SD lots.

This 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. 16126" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1826

Carried

- 22. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16293"

7906-0255-00 - Gary Matich, c/o McElhanney Consulting Services Ltd.  
 (Dwight Heintz)

RA to RF-9S (BL 12000) - Portion of 18951 Fraser Highway - to allow subdivision into approximately 12 special single family lots, which allow certain low impact retail and service commercial uses. The remainder of the site will create two RA lots.

Approved by Council: February 26, 2007

- \* Planning & Development advise that (see memorandum dated June 21, 2007 in by-law back-up) the building scheme on file with the City Clerk has been revised to include an additional clause requiring future owners of these RF-9S zoned lots to submit, at building permit stage, a completed "Live Work Checklist", signed and sealed by a registered architect or professional engineer, confirming Building code compliance, in order to facilitate the construction of proposed dwelling units that will incorporate any of the accessory commercial uses that are permitted in the RF-9S Zone. This 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 Clayton Neighbourhood Concept Plan to redesignate a portion of the site from "Business Park" to "Special Residential (10 to 15 upa)".

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That Council amend the East Clayton  
 Neighbourhood Concept Plan to redesignate a portion of the site from "Business  
 Park" to "Special Residential (10 to 15 upa)".  
 RES.R07-1827 Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16293" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R07-1828 Carried

23. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16093"

7905-0191-00 - Mike Vukelich, c/o Hunter Laird Engineering Ltd.  
 (Clarence Arychuk)

RA to RH (BL 12000) - 13136 - 24 Avenue - to allow subdivision into  
 two half-acre lots.

Approved by Council: September 11, 2006

\* Planning & Development advise that (see memorandum dated May 19, 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. 16093" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R07-1829 Carried

24. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16259"

7906-0198-00 - Jagdish Dhaliwal, c/o Coastland Engineering Ltd. (Mike Helle)

RA to RF (BL 12000) - 15242 - 84 Avenue - to allow subdivision into two  
 (2) single family residential lots.

Approved by Council: February 12, 2007

- \* Planning & Development advise that (see memorandum dated June 18, 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, 2007, No. 16259" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1830

Carried

25. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15307"

7903-0104-00 - 689225 B.C. Ltd. (David Johl), 689226 B.C. Ltd.  
 (Harjinder Johl), 689227 B.C. Ltd. (Connie Johl),  
 689228 B.C. Ltd. (Avtar Johl), c/o Platinum Enterprises Ltd.

RA (BL 12000) to RF-9C, RF-12C and RF-9S (BL 12000) - 19518 and  
 19556 - 72 Avenue, Portion of 19519 - 68 Avenue - to permit the  
 development of approximately 110 small single family lots with coach  
 houses and 7 special single family lots in East Clayton.

Approved by Council: March 1, 2004

**Note:** The Public Hearing on this application was held on March 22, 2004. 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 June 21, 2007 in the by-law back-up) the subject proposal forms part of a number of projects in East Clayton that was affected by the lack of sanitary sewer capacity in this neighbourhood, which is now addressed through a consortium of development agreements among a number of developers with in-stream development applications in East Clayton.
- \* In addition, Planning & Development advise that the building scheme on file with the City Clerk has been revised to include an additional clause requiring future owners of these RF-9S zoned lots to submit, at building permit stage, a completed "Live Work Checklist", signed and sealed by a registered architect or professional engineer, confirming Building code compliance, in order to facilitate the construction of proposed dwelling units that will incorporate any of the accessory commercial uses that are permitted in the RF-9S Zone. This 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.

- \* Furthermore, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate portions of the site as follows:

- the middle portion from "Public Open Space/Park" to "Low Density (6 - 10 upa)"; and
- the westerly edge from "Low Density (6 - 10 upa)" to "Public Open Space/Park".

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council amend the East Clayton  
Neighbourhood Concept Plan to redesignate portions of the site as follows:

- the middle portion from "Public Open Space/Park" to "Low Density (6 - 10 upa)"; and
- the westerly edge from "Low Density (6 - 10 upa)" to "Public Open Space/Park".

RES.R07-1831

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15307" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1832

Carried

26. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15694"

7904-0262-00 - MSL Trading Corporation, c/o Julio Gomberoff

RA (BL 12000) to RM-30 (BL 12000) - 6783 - 196 Street - to allow the  
construction of approximately 54 townhouse units.

Approved by Council: April 4, 2005

**Note:** A Development Permit (7904-0262-00) on the site is to be considered for  
Final Approval under Clerk's Report, Item I.1(f) of this agenda.

**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 (see memorandum dated June 21, 2007 in  
the by-law back-up) the subject proposal forms part of a number of projects in  
East Clayton that was affected by the lack of sanitary sewer capacity in this  
neighbourhood, which is now addressed through a consortium of development

agreements among a number of developers with in-stream development applications in East Clayton.

- \* In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate the south-west portion of the site from "Storm Water Pond (100-Year Flood Event)" to "Medium-High Density (15 - 25 upa)".

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council amend the East Clayton  
Neighbourhood Concept Plan to redesignate the south west portion of the site  
from "Storm Water Pond (100-Year Flood Event)" to "Medium-High Density  
(15 - 25 upa)".

RES.R07-1833 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15694" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1834 Carried

27. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16265"  
7906-0084-00 - Jack McLelland, Laurie McLelland, Wilma Webb, c/o Mainland  
Engineering Corporation (Avnash Banwait)

RF to RF-12 (BL 12000) - 9278 - 134 Street - to allow subdivision into  
two (2) small single family residential lots.

Approved by Council: February 12, 2007

- \* Planning & Development advise that (see memorandum dated June 18, 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 Hepner  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16265" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1835 Carried

28. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16163"

7906-0222-00 - Svend and Kathleen Hansen, c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

RA to RF (BL 12000) - Portion of 18341 - 67 Avenue - to allow subdivision into two (2) RF lots and one remainder lot.

Approved by Council: November 20, 2006

- \* Planning & Development advise that (see memorandum dated June 21, 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 Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16163" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1836

Carried

29. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 171 Amendment By-law, 2007, No. 16308"

7906-0174-00 - Nicholas Bodnarchuk, Iqbal Gill, Amarjit Hayre,  
Dilbagh Dhaliwal and Mohinder Dhaliwal,  
c/o H.Y. Engineering Ltd. (Richard Brooks)

To authorize the redesignation of portions of the properties located at 19027 and 19057 - 72 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16309.

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 171 Amendment By-law, 2007, No. 16308" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R07-1837

Carried



30. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16309"

7906-0174-00 - Nicholas Bodnarchuk, Iqbal Gill, Amarjit Hayre,  
Dilbagh Dhaliwal and Mohinder Dhaliwal,  
c/o H.Y. Engineering Ltd. (Richard Brooks)

RA to RF-9C (BL 12000) - Portions of 19027 and 19057 - 72 Avenue - to permit the development of approximately 21 small single family lots with coach houses. The remainder of the site will create an RA zoned lot and parkland.

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16308.

- \* Planning & Development advise that (see memorandum dated June 20, 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 Hepner

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16309" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1838

Carried

31. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16220"

7906-0176-00 - Ferguson Properties Ltd., c/o Creekside Architects  
(Don Andrew)

RF to CD (BL 12000) - 13940 and 13960 - 108 Avenue - to permit the development of a 76 unit, stacked townhouse project in Surrey City Centre.

Approved by Council: December 18, 2006

**Note:** A Development Permit (7906-0176-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(g) of this agenda.

- \* Planning & Development advise that (see memorandum dated June 21, 2007 in by-law backup) following third reading of By-law 16220, 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 of these changes, the proposed building no

longer conforms to the setback requirements set out in By-law 16220. It is therefore recommended that Council rescind and amend the by-law accordingly to reflect the new setbacks. The requested change does not affect use or density and as a result can proceed without a new Public Hearing.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council rescind Resolution R07-12 of the January 15, 2007 Regular Council - Public Hearing Minutes passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16220".

RES.R07-1839

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. 16220" by deleting Section F. Yards and Setbacks and inserting new Section F. as shown in the memorandum in by-law backup.

RES.R07-1840

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16220" pass its third reading, as amended.

RES.R07-1841

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16220" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1842

Carried

32. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16245"

7905-0085-00 - 753942 B.C. Ltd., (Mahinder Sandhu, Anju Sharma),  
0703160 B.C. Ltd., (Sukhdeep Chinna, Rabinder Hara,  
Jaspal Johal, Sunil Sharma), c/o McElhanney Consulting  
Services Ltd. (Genevieve Bucher)

RA to RF (BL 12000) - 6988, 7016 and 7026 - 150 Street - to allow subdivision into 24 single family residential lots and a park lot.

Approved by Council: January 22, 2007

- \* Planning & Development advise that (see memorandum dated June 20, 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. 16245" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1843

Carried

33. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15801"

7904-0133-00 – Sukhchain and Parmjit Punia, Kulwant Grewal, Harjit Singh,  
 Guildford Golf & Country Ltd., c/o Aplin & Martin  
 Consultants Ltd. (Eric Aderneck)

RA and RF (BL 12000) to CD (BL 12000) - 15177 - 76 Avenue,  
 Portion of 7651 - 152 Street - to allow subdivision into 6 single family  
 residential lots, along with the existing RF-zoned lot.

Approved by Council: July 11, 2005

- \* Planning & Development advise that (see memorandum dated June 20, 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. 15801" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1844

Carried

34. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16145"

7904-0268-00 - Kanwaljit Kang, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

RA to RF-12 (BL 12000) - 7187 - 150 Street and 14982 - 72 Avenue - to allow subdivision into four (4) single family small lots.

Approved by Council: October 30, 2006

- \* Planning & Development advise that (see memorandum dated June 21, 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 Neighbourhood Concept Plan to redesignate the land 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  
Neighbourhood Concept Plan to redesignate the land from "Urban Single Family  
Residential" to "Single Family Small Lots".

RES.R07-1845 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, 2006, No. 16145" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1846 Carried with Councillor Bose against.

35. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16116"

7906-0025-00 - Star Lane Developments Ltd., c/o Kapri Developments Ltd.  
(Subash Gupta)

RF to CD (BL 12000) - 13342 - 72 Avenue - to permit the development of a 22-unit townhouse complex.

Approved by Council: September 25, 2006

**Note:** A Development Permit (7906-0025-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(k) of this agenda.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16116" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1847

Carried

36. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16006"

7905-0264-00 - Rajvinder Uppal, Joginder Uppal, Surjit Uppal,  
 c/o Hunter Laird Engineering Ltd.

RA to RF-12 and RF-9 (BL 12000) - 7055 - 180 Street - to allow  
 subdivision into approximately 8 small single family lots.

Approved by Council: April 24, 2006

\* Planning & Development advise that (see memorandum dated June 20, 2007 in  
 by-la7w 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 North Cloverdale West Neighbourhood Concept  
 Plan to redesignate the land from "Single Family Residential" to "Small Lots".

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council amend the North Cloverdale  
 West Neighbourhood Concept Plan to redesignate the land from "Single Family  
 Residential" to "Small Lots".

RES.R07-1848

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16006" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1849

Carried

37. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 148 Amendment By-law, 2006, No. 16152"

7905-0180-00 - Gurdarshan and Cheryl Bal, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

To authorize the redesignation of a portion of the property located at 7227 - 149A Street from Suburban (SUB) to Urban (URB).

Approved by Council: October 30, 2006

This by-law is proceeding in conjunction with By-law 16153.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 148 Amendment By-law, 2006, No. 16152" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1850

Carried

38. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16153"

7905-0180-00 - Gurdarshan and Cheryl Bal, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

RH to CD (BL 12000) - 7227 - 149A Street - to allow subdivision into two (2) half-acre lots and two (2) suburban transitional lots.

Approved by Council: October 30, 2006

This by-law is proceeding in conjunction with By-law 16152.

- \* Planning & Development advise that (see memorandum dated June 21, 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 Newton Local Area Plan to redesignate a portion of the site from "Suburban Residential Half-Acre" to "Urban Residential".

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council amend the Newton Local Area  
 Plan to redesignate a portion of the site from "Suburban Residential Half-Acre" to  
 "Urban Residential".  
 RES.R07-1851 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16153" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R07-1852 Carried

39. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16363"

7906-0256-00 - MGN Enterprises Inc., c/o Simira Zomparelli

RA to C-5 (BL 12000) - 6820 - 188 Street - to permit the development of a  
 2-storey commercial building.

Approved by Council: April 2, 2007

**Note:** A Development Permit (7906-0256-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1(l) of this agenda.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16363" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R07-1853 Carried

40. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 133 Amendment  
 By-law, 2006, No. 15948"

7904-0068-00 - Mohan and Kamal Sangha, Jagraj and Paramjit Dhaliwal,  
 Surbjit and Sarbjit Heer, Vasudha and Nishidha Goel,  
 c/o H.Y. Engineering Ltd. (Richard Brooks)

To authorize the redesignation of the site located at 12846 - 60 Avenue, 5926,  
 5948, and 5966 - 128 Street from Suburban (SUB) to Urban (URB).

Approved by Council: January 30, 2006

This by-law is proceeding in conjunction with By-law 15949.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 133 Amendment By-law, 2006, No. 15948" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R07-1854 Carried with Councillor Bose against.

41. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15949"

7904-0068-00 - Mohan and Kamal Sangha, Jagraj and Paramjit Dhaliwal,  
 Surbjit and Sarbjit Heer, Vasudha and Nishidha Goel  
 c/o H.Y. Engineering Ltd. (Richard Brooks)

RA to RF-9C (BL 12000) - 12846 - 60 Avenue, 5926, 5948, and  
 5966 - 128 Street - to allow subdivision into 41 single family small lots  
 with coach houses.

Approved by Council: January 30, 2006

This by-law is proceeding in conjunction with By-law 15948.

\* Planning & Development advise that (see memorandum dated June 25, 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 West Newton Highway No. 10 Neighbourhood  
 Concept Plan to redesignate the site from "Attached Housing" to "Small  
 Lots/Coach House with Lane".

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Council amend the West Newton  
 Highway No. 10 Neighbourhood Concept Plan to redesignate the site from  
 "Attached Housing" to "Small Lots/Coach House with Lane".

RES.R07-1855 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 15949" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1856 Carried with Councillor Bose against.



42. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 169 Amendment By-law, 2007, No. 16303"

7901-0097-00 - Odyssey Tower Properties Ltd., c/o Lark Group (Larry Fisher)

To authorize the redesignation of the property located at 13852 - 101 Avenue from Multiple Residential (RM) to City Centre (CC).

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16304.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 169 Amendment By-law, 2007, No. 16303" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1857

Carried

43. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16304"

7901-0097-00 - Odyssey Tower Properties Ltd., c/o Lark Group (Larry Fisher)

RM-45 to CD (BL 12000) - 13852 - 101 Avenue - to permit the development of a low-rise and a high-rise apartment building in Surrey City Centre.

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16303.

**Note:** A Development Permit (7901-0097-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(m).

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16304" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1858

Carried

44. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16014"

7905-0181-00 - Darshan and Gurmit Dhillon, c/o Avtar S. Bhatti

RA to RF (BL 12000) - 8585 - 168 Street - to allow subdivision into approximately 5 single family lots.

Approved by Council: May 8, 2006

- \* Planning & Development advise that (see memorandum dated June 22, 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. 16014" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1859

Carried

45. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16232"

7906-0054-00 - Harmadan and Sarbjeet Gadhri, c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)

RF to RF-12 (BL 12000) - Portion of 8869 Edinburgh Drive - to allow subdivision into two (2) lots. The remainder of the site will create one (1) RF zoned lot and open space.

Approved by Council: January 22, 2007

- \* Planning & Development advise that (see memorandum dated June 22, 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, 2007, No. 16232" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1860

Carried

46. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16170"

7906-0063-00 - Quatro Properties Ltd., c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

A-1 to RH (BL 12000) - 18712 - 54 Avenue and a Portion of 18734 - 54 Avenue to allow subdivision into 9 single family residential lots.

Approved by Council: November 20, 2006

- \* Planning & Development advise that (see memorandum dated June 22, 2007 in by-law backup) the building scheme that was originally filed with the City Clerk has been revised to include added design measures for noise mitigation. The building scheme 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. 16170" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1861

Carried

47. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 141 Amendment By-law, 2006, No. 16075"

7905-0312-00 - 0725134 B.C. Ltd. (Cheryl and Arnold Bennewith, Todd Simons), c/o Aplin & Martin Consultants Ltd. (Michael Sanderson)

To authorize the redesignation of the site located at 2765 - 160 Street and Portions of 2713 and 2741 - 160 Street from Suburban (SUB) to Urban (URB).

Approved by Council: July 24, 2006

This by-law is proceeding in conjunction with By-law Nos. 16076 and 16406 of this Agenda.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 141 Amendment By-law, 2006, No. 16075" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R07-1862

Carried

48. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16076"

7905-0312-00 - 0725134 B.C. Ltd. (Cheryl and Arnold Bennewith,  
Todd Simons), c/o Aplin & Martin Consultants Ltd.  
(Michael Sanderson)

RA to CD (BL 12000) - 2765 - 160 Street and Portions of 2713 and  
2741 - 160 Street - to permit the development of a 112 bed, care facility  
and 40-unit assisted living building.

Approved by Council: July 24, 2006

This by-law is proceeding in conjunction with By-law Nos. 16075 and 16406.

**Note:** A Development Permit (7905-0312-00) on the site is to be considered for  
Final Approval under Clerk's Report, Item I.1(q).

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16076" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1863

Carried

49. "Morgan Heights Housing Agreement Authorization By-law, 2007, No. 16406"

7905-0312-00/3900-20-16406 - Council Initiative

A by-law to authorize the City of Surrey to enter into a housing agreement with  
the Residence at Morgan Heights. This agreement will ensure the proposed  
assisted living and care facility development is oriented to seniors and people with  
disability.

Approved by Council: June 11, 2007.

This by-law is proceeding in conjunction with By-law Nos. 16075 and 16076 of this Agenda.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Morgan Heights Housing Agreement  
Authorization By-law, 2007, No. 16406" be finally adopted, signed by the Mayor  
and Clerk, and sealed with the Corporate Seal.

RES.R07-1864

Carried

50. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 165 Amendment By-law, 2007, No. 16269A"

7906-0097-01 - Morgan Heights Management Ltd., Brownstone Adera  
Projects Ltd., c/o Adera Equitas Inc. and c/o James Evans

To authorize the redesignation of the properties located at 15811, 15837 and  
15861 - 26 Avenue from Suburban (SUB) to Multiple Residential (RM).

Approved by Council: February 12, 2007

**Note:** This by-law is proceeding in conjunction with By-laws 16269B, 16270A  
& 16270B.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 165 Amendment By law, 2007, No. 16269A" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R07-1865

Carried

51. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 166 Amendment By-law, 2007, No. 16269B"

7906-0097-00 - Morgan Heights Management Ltd., Brownstone Adera  
Projects Ltd., c/o Adera Equitas Inc. and c/o James Evans

To authorize the redesignation of the properties located at 15883, 15909 and  
15933 - 26 Avenue from Suburban (SUB) to Multiple Residential (RM).

Approved by Council: February 12, 2007

**Note:** This by-law is proceeding in conjunction with By-laws 16269A, 16270A  
& 16270B.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 166 Amendment By law, 2007, No. 16269B" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R07-1866

Carried

52. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,  
No. 16270A"

7906-0097-01 - Morgan Heights Management Ltd., Brownstone Adera Projects  
Ltd., c/o Adera Equitas Inc. and c/o James Evans

RA to RM-30 (BL 12000) - 15811, 15837 and 15861 - 26 Avenue - to  
permit the development of 97 townhouse units.

Approved by Council: February 12, 2007

**Note:** This by-law is proceeding in conjunction with By-laws 16269A/B &  
16270B.

**Note:** A Development Permit (7906-0097-01) on the site is to be considered for  
Final Approval under Clerk's Report, Item I.1(p).

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16270A" be finally adopted, signed  
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1867

Carried

53. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,  
No. 16270B"

7906-0097-00 - Morgan Heights Management Ltd., Brownstone Adera  
Projects Ltd., c/o Adera Equitas Inc. and c/o James Evans

RA to CD (BL 12000) - 15883, 15909 and 15933 - 26 Avenue to permit the  
development of 42 detached strata units.

Approved by Council: February 12, 2007

**Note:** This by-law is proceeding in conjunction with By-laws 16269A/B &  
16270A.

**Note:** A Development Permit (7906-0097-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(o) of this agenda.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16270B" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1868

Carried

54. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 140 Amendment By-law, 2006, No. 16073"

7906-0137-00 - Morgan Crossing Properties Ltd.,  
c/o Croydon Crossing Development Corporation c/o Art Phillips  
& Associates Inc. (Attention: Art Phillips)

To authorize the redesignation of the sites located at 15705, 15707, 15745, 15759, 15779, 15818, 15827, 15831, 15843 Croydon Drive, 15817, 15879, 15891, 15909 - 24 Avenue, 2430, 2477 - 158 Street, and Portion of 158 Street from Suburban (SUB) to Commercial (COM).

Approved by Council: July 24, 2006

This by-law is proceeding in conjunction with By-law 16074.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 140 Amendment By-law, 2006, No. 16073" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1869

Carried

55. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074"

7906-0137-00 - Morgan Crossing Properties Ltd.,  
c/o Croydon Crossing Development Corporation, c/o Art Phillips  
& Associates Inc. (Attention: Art Phillips)

RA to CD (BL 12000) - 15705, 15707, 15745, 15759, 15779, 15818, 15827, 15831, 15843 Croydon Drive, 15817, 15879, 15891, 15909 - 24 Avenue, 2430, 2477 - 158 Street and Portion of 158 Street - to permit the development of a mixed-use lifestyle centre consisting of retail, office and residential uses at 24 Avenue and Croydon Drive in the Highway 99 Corridor and Morgan Heights NCP. The total gross floor area proposed is approximately 84,531 square metres (909,920 sq. ft.).

Approved by Council: July 24, 2006

This by-law is proceeding in conjunction with By-law 16073.

**Note:** A Development Permit (7906-0137-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(r).

- \* Planning & Development advise that (see memorandum dated June 20, 2007 in by-law backup) it is now in order for Council to pass a resolution amending the Highway 99 Corridor Local Area Plan to redesignate the lands from Business Park/Light Industrial and Commercial to Mixed Commercial/Residential Uses and pass a resolution amending the Morgan Heights Neighbourhood Concept Plan to redesignate the lands from 30-45 u.p.a. High Density to Mixed Commercial/Residential Uses.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council amend the Highway 99  
Corridor Local Area Plan to redesignate the lands from "Business Park/Light  
Industrial and Commercial" to "Mixed Commercial/Residential Uses".

RES.R07-1870

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council amend the Morgan Heights  
Neighbourhood Concept Plan to redesignate the lands from "High Density  
(30-45 u.p.a.)" to "Mixed Commercial/Residential Uses".

RES.R07-1871

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16074" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1872

Carried

Councillor Bose left the meeting at 5:38 p.m. due to a potential conflict of interest as his family has property holdings in the area.

56. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 161 Amendment By-law, 2007, No. 16242"

7906-0228-00 - Qualico Developments (Vancouver) Ltd., c/o Hunter Laird  
Engineering Ltd. (Clarence Arychuk)

To authorize the redesignation of a portion of the site - 16328 - 62 Avenue,  
6151 - 164 Street, Portions of 16277 and 16321 - 60 Avenue, 16270 - 62 Avenue -  
from Suburban (SUB) to Urban (URB).



Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16243.

It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 161 Amendment By-law, 2007, No. 16242" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R07-1873

Carried

57. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16243"

7906-0228-00 - Qualico Developments (Vancouver) Ltd.,  
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

A-1 to RC, RF-12 and RF-9 (BL 12000) - 16227, 16277, 16321,  
 16387 - 60 Avenue, 6095 and 6151 - 164 Street, 16232, 16270 and  
 16328 - 62 Avenue - to allow subdivision into approximately 171 single  
 family lots (33 RC, 108 RF-12 and 30 RF-9) in West Cloverdale North.

Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16242.

**Note:** A Development Permit (7906-0228-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1(x) of this agenda.

- \* Planning & Development advise that (see memorandum dated June 22, 2007 in  
 by-law backup) the building scheme that was originally filed with the City Clerk  
 has been revised to include an additional clause advising future owners of the  
 proximity of agricultural lands and the corresponding impact of agricultural  
 operations on the future single family lots. This building scheme will be  
 registered concurrently with the subdivision plan pursuant to Section 220 of the  
 Land Title Act. A 219 Restrictive Covenant will also be registered to tie the  
 building scheme to the land.
- \* In addition, Planning & Development advise that it is now in order for Council to  
 pass a resolution amending the West Cloverdale North Neighbourhood Concept  
 Plan to redesignate a portion of the site from "Suburban Residential Cluster  
 (2 upa)" to "Single Family Cluster (7.5 upa).

It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That Council amend the West Cloverdale  
 North Neighbourhood Concept Plan to redesignate a portion of the site from  
 "Suburban Residential Cluster (2 upa)" to "Single Family Cluster (7.5 upa)".  
 RES.R07-1874 Carried

It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16243" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R07-1875 Carried

Councillor Bose returned to the meeting at 5:41 p.m.

58. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 147 Amendment  
 By-law, 2006, No. 16148"

7905-0234-00 - S.H.3 Development Corporation, c/o Platinum Projects Ltd.  
 (Harp Hoonjan)

To authorize the redesignation of the properties located at 18852 and  
 18912 - 54 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: December 4, 2006

This by-law is proceeding in conjunction with By-law 16149.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Higginbotham  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 147 Amendment By-law, 2006, No. 16148" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.  
 RES.R07-1876 Carried

59. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16149"

7905-0234-00 - S.H.3 Development Corporation, c/o Platinum Projects Ltd.  
 (Harp Hoonjan)

A-1 to RF (BL 12000) - 18852 and 18912 - 54 Avenue to allow  
 subdivision into approximately 42 single family residential lots.

Approved by Council: December 4, 2006

This by-law is proceeding in conjunction with By-law 16148.

- \* Planning & Development advise that (see memorandum dated June 22, 2007 in by-law backup) the building scheme that was originally filed with the City Clerk has been revised to include design measures for noise mitigation. The building scheme 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 Cloverdale Local Area Plan to redesignate the land from Suburban Residential (1/2 Acre) to Urban Residential.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hunt  
 That Council amend the Cloverdale Local Area Plan to redesignate the land from "Suburban Residential (1/2 Acre)" to "Urban Residential".

RES.R07-1877

Carried with Councillor Bose against.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16149" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1878

Carried with Councillor Bose against.

60. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15714"

7904-0209-00 - Sullivan Corner Holdings Ltd.,  
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)

RA (BL 12000) to C-4 (BL 12000) - 6417 - 144 Street - to permit the development of a local commercial development with a dwelling unit on the second floor.

Approved by Council: April 18, 2005

**Note:** A Development Permit (7904-0209-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(w) of this agenda.

**Note:** The Public Hearing on this application was held on May 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 (see memorandum dated June 21, 2007 in by-law backup) the reason for the delay in bringing this application to final adoption was due to the applicant negotiating with the Department of Fisheries and Oceans (DFO) over riparian setback requirements, which had an impact on the number of parking stalls that could be provided on the site.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15714" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1879

Carried with Councillor Bose against.

- 61. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 149 Amendment By-law, 2006, No. 16154"

7906-0153-00 - Amacon Development (Morgan Heights) Corp.,  
 c/o Gomberoff Bell Lyon Architects (Julio Gomberoff)

To authorize the redesignation of the property located at 2599 - 160 Street from Suburban (SUB) to Multiple Residential (RM).

Approved by Council: October 30, 2006

This by-law is proceeding in conjunction with By-law 16155.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hunt  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 149 Amendment By-law, 2006, No. 16154" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R07-1880

Carried

- 62. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16155"

7906-0153-00 - Amacon Development (Morgan Heights) Corp.,  
 c/o Gomberoff Bell Lyon Architects (Julio Gomberoff)

RA to CD (BL 12000) - 2599 - 160 Street - to permit the development of two (2) apartment buildings with a total of 242 units.

Approved by Council: October 30, 2006

This by-law is proceeding in conjunction with By-law 16154.

**Note:** A Development Permit (7906-0153-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(s) of this agenda.

- \* Planning & Development advise that (see memorandum dated June 22, 2007 in bylaw backup) it is now in order for Council to pass a resolution amending the Morgan Heights (Stage II) Neighbourhood Concept Plan as follows:
- (a) redesignate the site from High Density Residential 30 - 45 upa to 30 - 60 upa; and
  - (b) supplement the conceptual habitat compensation plan shown in the NCP with the final habitat compensation plan to be approved by the Department of Fisheries & Oceans.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That Council amend the Morgan Heights  
(Stage II) Neighbourhood Concept Plan as follows:

- (a) redesignate the site from High Density Residential 30 - 45 upa to 30 - 60 upa; and
- (b) supplement the conceptual habitat compensation plan shown in the NCP with the final habitat compensation plan to be approved by the Department of Fisheries & Oceans.

RES.R07-1881

Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16155" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1882

Carried

63. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15308"

7902-0363-00 - BPRT Holdings, R.A.B. Ventures #3 Ltd.,  
Progressive Construction Ltd., T. R. Projects Ltd.,  
c/o McElhanney Consulting Services Ltd.

RA (BL 12000) to RF-12C and RF-9C (BL 12000) - Portion of  
19519 - 68 Avenue - to permit the development of approximately  
118 small single family lots (53 RF-9C and 65 RF-12C).

Approved by Council: March 1, 2004

**Note:** The Public Hearing on this application was held on March 22, 2004. 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 June 22, 2007 in by-law backup) the reason for the delay in bringing this application to final adoption was due to the need to resolve the ownership of a strip of land known as the "Gore", the lack of sanitary sewer capacity in East Clayton; and approval by Terasen Gas of the subdivision plans. The "Gore" issue has been resolved, the lack of sewer capacity has been addressed through a consortium of development agreements among a number of developers with in-stream development applications in East Clayton; and an alternative subdivision has been determined a reasonable temporary solution to address the position taken by Terasen Gas.
- \* In addition, Planning & Development advise that the building scheme that was originally filed with the City Clerk has been revised to include an additional clauses pertaining to the design requirements of the proposed coach houses. This 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.
- \* Furthermore, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate portions of the site as follows:
  - the middle portion from Public Open Space/Park to Low Density (6-10 upa); and
  - the westerly edge from Low Density (6-10 upa) to Public Open Space/Park.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That Council amend the East Clayton  
Neighbourhood Concept Plan to redesignate portions of the site as follows:

- the middle portion from Public Open Space/Park to Low Density (6-10 upa); and
- the westerly edge from Low Density (6-10 upa) to Public Open Space/Park.

RES.R07-1883 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15308" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1884 Carried

64. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 164 Amendment By-law, 2007, No. 16252"

7906-0297-00 - Centex Projects Ltd., c/o W.G. Architecture Inc. (Wojciech Grzybowicz)

To authorize the redesignation of a portion of the property located at 9450 - 120 Street from Commercial (COM) to Multiple Residential (RM).

Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16253.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 164 Amendment By-law, 2007, No. 16252" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1885

Carried

65. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16253"

7906-0297-00 - Centex Projects Ltd., c/o W.G. Architecture Inc. (Wojciech Grzybowicz)

C-8 to RM-30 (BL 12000) - Portion of 9450 - 120 Street - to permit the development of an 85-unit townhouse development and a commercial lot on the remainder of the site.

Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16252.

**Note:** A Development Permit (7906-0297-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(v).

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16253" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1886

Carried

- 66. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 158 Amendment By-law, 2007, No. 16230"

7906-0257-00 - 0739116 B.C. Ltd., Hamid Merati, c/o 0739116 B.C. Ltd.  
(Rebecca Wong)

To authorize the redesignation of the properties located at 2959 and 2981 - 156 Street from Suburban (SUB) to Multiple Residential (RM).

Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16231.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 158 Amendment By-law, 2007, No. 16230" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1887

Carried

- 67. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16231"

7906-0257-00 - 0739116 B.C. Ltd., Hamid Merati, c/o 0739116 B.C. Ltd.  
(Rebecca Wong)

RA to RM-30 (BL 12000) - 2959 and 2981 - 156 Street - to permit the development of 129 townhouse units.

Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16230.

**Note:** A Development Permit (7906-0257-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(u).

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16231" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1888

Carried



68. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 108 Amendment By-law, 2004, No. 15599B"

7903-0225-00 - Thanh and Sen Tran, c/o McElhanney Consulting Services Ltd.  
(Dwight Heintz)

To authorize the redesignation of the property located at 16955 Fraser Highway from Suburban (SUB) to Urban (URB).

Approved by Council: November 29, 2004

This by-law is going in conjunction with By-law Nos. 16081 and 16099.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 108 Amendment By-law, 2004, No. 15599B" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R07-1889

Carried with Councillor Bose against.

69. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16081"

7905-0404-00 - Gladys Steward, Jagdeep Dhaliwal, Davinder Panaich,  
Sherrill Gammer, c/o McElhanney Consulting Services Ltd.  
(Genevieve Bucher)

RA to RF (BL 12000) - 17024, 17034 and 17052 - 80 Avenue to allow  
subdivision into 11 single family lots.

Approved by Council: September 11, 2006

This by-law in proceeding in conjunction with By-law Nos. 16099 and 15599B.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16081" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1890

Carried with Councillor Bose against.

70. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 144 Amendment By-law, 2006, No. 16099"

7905-0404-00 - Gladys Steward, Jagdeep Dhaliwal, Davinder Panaich, Sherrill Gammer, c/o McElhanney Consulting Services Ltd. (Genevieve Bucher)

To authorize the redesignation of the properties located at 17024, 17034 and 17052 - 80 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: September 25, 2006

This by-law in proceeding in conjunction with By-law Nos. 16081 and 1599B.

- \* Planning & Development advise that (see memorandum dated June 21, 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 Official Community Plan By-law, 1996, No. 12900, No. 144 Amendment By-law, 2006, No. 16099" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1891

Carried with Councillor Bose against.

71. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16012B, Amendment By-law, 2007, No. 16358"

7907-0008-00 - Popular Group Investments Ltd.

To amend CD By-law 16012B in Section 1 by replacing the legal description and civic address and Section 2.B to permit a single tenant (TD Canada Trust) to increase the maximum allowable gross floor area from 375 square metres (4,041 sq. ft.) to 480 square metres (5,167 sq. ft.) on the properties located at 15966/76 - 108 Avenue (previously a portion of 10777 - 160 Street).

Approved by Council: April 2, 2007

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16012B, Amendment By-law, 2007,  
No. 16358" be finally adopted, signed by the Mayor and Clerk, and sealed with  
the Corporate Seal.

RES.R07-1892

Carried

72. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16111"

7904-0394-00 - 0774605 B.C. Ltd. (Ranjit Rai), c/o Citiwest Consulting Ltd.  
(Roger Jawanda)

RA to RF (BL 12000) - 7862 and 7876 - 164 Street - to allow subdivision  
into approximately 23 single family lots and one remainder lot for the  
proposed Cloverdale Greenway.

Approved by Council: September 25, 2006

\* Planning & Development advise that (see memorandum dated June 18, 2007 in  
by-law backup) the building scheme that was originally filed with the City Clerk  
has been revised to reflect a change in the Design Consultant. The building  
scheme 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. 16111" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1893

Carried

73. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16262"

7906-0254-00 - Century Holdings Ltd.

RF and RM-135 to CD (BL 12000) - 13362 and 13372 - 108 Avenue,  
10787 - 134 Street (West Whalley Ring Road) - to permit the development  
of two high-rise apartment buildings with some ground-floor retail space  
along West Whalley Ring Road.

Approved by Council: February 12, 2007

**Note:** A Development Permit (7906-0254-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(n) of this agenda.

- \* At the February 12, 2007 Regular Council-Public Hearing meeting, a member of the public expressed concern with respect to the lobby floor plan, handicapped parking provisions, lack of surface and short-term parking and emergency vehicle access.

In response, Planning & Development advise that (see memorandum dated June 21, 2007 in by-law backup) semi-circular driveways are located in front of both proposed high-rise towers. These driveways are wide enough to permit a lane in which vehicles can be parked and a lane in which moving vehicles can pass the parked vehicles. As a result, these driveways allow for surface vehicle access to the site, short-term parking for pickup and drop-off, and emergency vehicle access. These driveways are on the west side of the site, adjacent to West Whalley Ring Road, and also provide for a disabled parking space next to commercial units.

- \* In addition, Planning & Development advise that following third reading the applicant undertook a number of design changes to the proposed apartment building to address the suggestions and concerns of the Advisory Design Panel and City Architect. As a result, the proposed building no longer conforms to the setback requirements set out in By-law 16262. It is therefore necessary to amend By-law 16262 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 16262, amend the by-law to insert a new Section F. Yards and Setbacks, and approve third reading as amended.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That Council rescind Resolution R07-667 of  
 the February 26, 2007 Regular Council-Public Hearing Minutes passing Third  
 Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,  
 No. 16262".

RES.R07-1894

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That Council amend "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16262" by deleting  
 Section F. Yards and Setbacks and inserting new Section F. as shown in the  
 memorandum in by-law backup.

RES.R07-1895

Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "Surrey Zoning By law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16262" pass its third reading, as  
 amended.  
 RES.R07-1896 Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16262" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R07-1897 Carried

74. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16026"  
 7905-0355-00 - Usman and Saima Khan, Ravinder and Navkiran Bhullar,  
 Kulvinder and Surinderjit Bhullar, c/o Citiwest Consulting Ltd.  
 (Roger Jawanda)

RM-D to RF-12 (BL 12000) - Portion of 5926 - 144 Street (also shown as  
 5928 - 144 Street) - to allow subdivision into 4 single family small lots.

Approved by Council: May 29, 2006

- \* Planning & Development advise that (see memorandum dated June 21, 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 a portion of the site from Single Family Residential to Single Family  
 Residential Flex (6 to 14.5).

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council amend the South Newton  
 Neighbourhood Concept Plan to redesignate a portion of the site from "Single  
 Family Residential" to "Single Family Residential Flex (6 to 14.5)".  
 RES.R07-1898 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16026" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R07-1899 Carried

75. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 159 Amendment  
 By-law, 2007, No. 16236"

7906-0270-00 - P R L Construction Ltd., c/o H.Y. Engineering Ltd.  
 (Richard Brooks)

To authorize the redesignation of a portion of the site - Portions of 17287, 17297,  
 17313 and 17325 - 64 Avenue - from Suburban (SUB) to Urban (URB).

Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16237.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 159 Amendment By-law, 2007, No. 16236" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.  
 RES.R07-1900 Carried with Councillor Bose against.

76. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16237"

7906-0270-00 - P R L Construction Ltd., c/o H.Y. Engineering Ltd.  
 (Richard Brooks)

RA to RF-12 (BL 12000) - 17287, 17297, 17313 and 17325 - 64 Avenue -  
 to permit the development of approximately 25 small single family lots.

Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16236.

**Note:** A Development Permit (7906-0270-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1(t) of this agenda.

\* Planning & Development advise that (see memorandum dated June 21, 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 West Cloverdale Local Area Plan to redesignate the north portion of the site from Half Acre Suburban Single Family to Urban Single Family.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend the West Cloverdale  
Local Area Plan to redesignate the north portion of the site from "Half Acre  
Suburban Single Family" to "Urban Single Family".

RES.R07-1901 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. 16237" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1902 Carried with Councillor Bose against.

77. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16224"

7905-0376-00 - Dalip Dhaliwal, Ravinder Dheri, City of Surrey,  
c/o H.Y. Engineering Ltd. (Richard Brooks)

RF and RF-G to RF-12 (BL 12000) - 19390 Fraser Highway,  
6215 - 194 Street - to allow subdivision into four (4) small single family  
lots.

Approved by Council: January 22, 2007

- \* Planning & Development advise that (see memorandum dated June 22, 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. 16224" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1903 Carried

78. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16286"

7906-0183-00 - Jagtar and Manjit Virk, Harvinder and Bhupinder Deol,  
Kashmir and Balwinder Mann, c/o H.Y. Engineering Ltd.  
(Holden Yip)

RA to RF-12 (BL 12000) - 9762 - 160 Street - to allow subdivision into  
approximately six single family lots.

Approved by Council: February 26, 2007

- \* Planning & Development advise that (see memorandum dated June 21, 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. 16286" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1904

Carried with Councillor Bose against.

79. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16017"

7906-0035-00 - 504563 B.C. Ltd., c/o M. Saar Architecture

A-1 (BL 5942) and A-1 (BL 12000) to CD (BL 12000) - 12380 Old Yale  
Road, Portion of 12389 - 104 Avenue - to allow the construction of one  
elementary school and one high school, a child care facility, assembly uses  
and associated track and playing fields.

Approved by Council: May 8, 2006

- \* Planning & Development advise that (see memorandum dated June 22, 2007 in  
by-law backup) in the finalization of the design drawings for the proposed  
development, it was noted that the drawings exceeded the maximum height  
requirement of By-law 16017. The height of the elementary school building  
prescribed in By-law 16017 is 10.8 metres (35 ft.), notwithstanding that the  
maximum combined building height of the principal building and any  
architectural projection shall not exceed 13.6 metres (44.6 feet). The actual  
height of the combined principal building and architectural feature is 17.1 metres  
(56 feet). It is therefore requested that Council rescind third reading of By-law  
16017 and revise the bylaw to reflect the correct building height.



- \* In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the South Westminster Neighbourhood Concept Plan to redesignate a portion of the land from Business Park to Institutional.

- It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council is requested to rescind  
Resolution R06-1276 of the May 29, 2006 Regular Council - Public Hearing  
Minutes passing Third Reading of By-law "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16017".  
RES.R07-1905 Carried with Councillor Bose against.
- 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. 16017" by deleting Section G.2  
under Height of Buildings and replacing it with new Section G.2 as shown in the  
memorandum in by-law backup.  
RES.R07-1906 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, 2006, No. 16017" pass its third reading, as  
amended.  
RES.R07-1907 Carried with Councillor Bose against.
- It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend the South Westminster  
Neighbourhood Concept Plan to redesignate a portion of the land from "Business  
Park" to "Institutional".  
RES.R07-1908 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, 2006, No. 16017" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R07-1909 Carried with Councillor Bose against.

**I. CLERK’S REPORT**

**1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7906-0338-00**  
**Suncreek Developments Ltd.**  
**c/o Daljit Gill**  
 13657 and 13719 - 62 Avenue

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

"That Development Permit No. 7906-0338-00 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 16171 under Item H.2.

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Development Permit  
 No. 7906-0338-00 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.R07-1910

Carried

- (b) **Development Permit No. 7903-0071-00**  
**Axion Investment Corporation**  
 9643 King George Highway

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

"That Development Permit No. 7903-0071-00 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 15129 under Item H.3.

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

No. 7903-0071-00 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.R07-1911

Carried with Councillor Bose against.

- (c) **Development Permit No. 7906-0235-00**  
**EVO Developments Ltd.**  
13555 Gateway Drive

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

"That Development Permit No. 7906-0235-00 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 16334 under Item H.4.

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

No. 7906-0235-00 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.R07-1912

Carried with Councillor Bose against.

- (d) **Development Permit No. 7906-0178-00**  
**Pioneer Designs (Monterosso) Corp.**  
**Don Andrew, Creekside Architects**  
8697 - 160 Street

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

"That Development Permit No. 7906-0178-00 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 16305 under Item H.9.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Development Permit  
No. 7906-0178-00 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.R07-1913

Carried

- (e) **Development Permit No. 7905-0283-00**  
**Patrick Cotter, Architect/Tien Sher Surrey Development Group Inc.**  
10730 East Whalley Ring Road; 13706, 13716, 13722, 13736, 13742, 13752, 13762 and 13770 - 108 Avenue

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

"That Development Permit No. 7905-0283-00 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 16172 under Item H.12.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Permit  
No. 7905-0283-00 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.R07-1914

Carried

- (f) **Development Permit No. 7904-0262-00**  
**MSL Trading Corporation, Inc. No. 0732617**  
**Julio Gomberoff**  
 6783 - 196 Street

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

"That Development Permit No. 7904-0262-00 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 15694 under Items H.26.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Permit  
 No. 7904-0262-00 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.R07-1915

Carried

- (g) **Development Permit No. 7906-0176-00**  
**Don Andrew, Creekside Architects**  
**Ferguson Properties Ltd.**  
**City of Surrey**  
 13940 & 13960 - 108 Avenue

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

"That Development Permit No. 7906-0176-00 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 16220 under Item H.31.

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

No. 7906-0176-00 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.R07-1916

Carried

- (h) **Development Permit No. 7906-0158-00**  
**Wojciech Grzybowicz, WG Architecture Inc.**  
**S.S. Mann Enterprises Ltd., Inc. No. 608465**  
**A.M.S. Development Ltd., Inc. No. 534190**  
 12950 - 87 Avenue

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

"That Development Permit No. 7906-0158-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7906-0158-00 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.R07-1917

Carried

- (i) **Development Permit No. 7906-0159-00**  
**Stobbe's Masonry (1999) Ltd., Inc. No. BC0598337**  
**Dale Stobbe, Stobbe's Masonry BC Ltd.**  
 10415 - 168 Street

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

"That Development Permit No. 7906-0159-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators,

executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7906-0159-00 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.R07-1918

Carried

- (j) **Development Permit No. 7906-0232-00**  
**Pacific Link Industrial Park**  
**John Toews, Quik X Properties Inc.**  
10239 Grace Road and Closed Portion of Robson Road

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

"That Development Permit No. 7906-0232-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7906-0232-00 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.R07-1919

Carried

- (k) **Development Permit No. 7906-0025-00**  
**Subash Gupta, Kapri Developments Ltd.**  
**Star Lane Developments Ltd.**  
13342 - 72 Avenue

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

"That Development Permit No. 7906-0025-00 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 16116 under Item H.35.

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

No. 7906-0025-00 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.R07-1920

Carried

- (l) **Development Permit No. 7906-0256-00**  
**Simira Zomparelli/MGN Enterprises Inc.**  
6820 - 188 Street

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

"That Development Permit No. 7906-0256-00 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 16363 under Item H.39.

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

No. 7906-0256-00 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.R07-1921

Carried

- (m) **Development Permit No. 7901-0097-00**  
**Kirk Fisher/Odyssey Tower Properties Ltd.**  
13852 - 101 Avenue

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



"That Development Permit No. 7901-0097-00 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 16304 under Item H.43.

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

No. 7901-0097-00 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.R07-1922

Carried

(n) **Development Permit No. 7906-0254-00**  
**Graham McCollum/Century Group Lands Corporation**  
13362 and 13372 - 108 Avenue; 10787 - 134 Street  
(West Whalley Ring Road)

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

"That Development Permit No. 7906-0254-00 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 16262 under Item H.73.

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

No. 7906-0254-00 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.R07-1923

Carried

- (o) **Development Permit No. 7906-0097-00**  
**Morgan Heights Management Ltd., Inc. No. 780184**  
**c/o James Evans (Equitas Development Corp. &**  
**c/o Steve Forest (Adera)**  
 15883, 15909 & 15933 - Avenue

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

"That Development Permit No. 7906-0097-00 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 16270B under Item H.53.

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

No. 7906-0097-00 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.R07-1924

Carried

- (p) **Development Permit No. 7906-0097-01**  
**Brownstone Adera Projects Ltd., Inc. No. 767585**  
**c/o James Evans (Equitas Development Corp. &**  
**c/o Steve Forest (Adera)/**  
 15811, 15837 & 15861 - 26 Avenue

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

"That Development Permit No. 7906-0097-01 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 16270A under Item H.52.

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

No. 7906-0097-01 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.R07-1925

Carried

- (q) **Development Permit No. 7905-0312-00**  
**0725134 B.C. Ltd.**  
**Aplin & Martin Consultants Ltd.**  
**Director Information: Cheryl L. Bennewith, Arnold Bennewith,**  
**Todd Simons**  
**Officer Information: (as at May 20, 2005)**  
 2765 - 160 Street and Portions of 2713 and 2741 - 160 Street

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

"That Development Permit No. 7905-0312-00 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 16076 under Item H.48.

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

No. 7905-0312-00 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.R07-1926

Carried

- (r) **Development Permit No. 7906-0137-00**  
**Morgan Crossing Properties Ltd., Inc. No. 0742937**  
**Art Phillips, Art Phillips & Associates Inc.**  
 15705, 15707, 15745, 15759, 15779, 15827,  
 15831 and 15843 Croydon Drive, 15879, 15891 and 15909 - 24 Avenue,  
 2477 - 158 Street, 15818 Croydon Drive, 2430 - 158 Street and  
 15817 - 24 Avenue and Portion of 158 Street road right-of-way to  
 be closed

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

"That Development Permit No. 7906-0137-00 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 16074 under Item H.55.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Permit  
No. 7906-0137-00 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.R07-1927

Carried

- (s) **Development Permit No. 7906-0153-00**  
**Gomberoff Bell Lyon Architects**  
**Amacon Development (Morgan Height) Inc. No. 749736**  
2599 - 160 Street

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

"That Development Permit No. 7906-0153-00 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 16155 under Item H.62.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Permit  
No. 7906-0153-00 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.R07-1928

Carried

- (t) **Development Permit No. 7906-0270-00**  
**PRL Construction Ltd., Inc. No. 0673870**  
**Richard Brooks, H.Y. Engineering Ltd.**  
 17287, 17297, 17313 and 17325 - 64 Avenue

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

"That Development Permit No. 7906-0270-00 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 16237 under Item H.76.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Permit  
 No. 7906-0270-00 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.R07-1929

Carried with Mayor Watts and Councillor Bose against.

- (u) **Development Permit No. 7906-0257-00**  
**0739116 B.C. Ltd., Inc. No. 739116**  
**Director Information:**  
**Nelson Chan**  
**No Officer Information Filed**  
**Hamid Merati**  
 2959 and 2981 - 156 Street

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

"That Development Permit No. 7906-0257-00 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 16231 under Item H.67.

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

No. 7906-0257-00 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.R07-1930

Carried

- (v) **Development Permit No. 7906-0297-00**  
**Centex Projects Ltd.**  
**W.G. Architecture Inc.**  
 9450 - 120 Street

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

"That Development Permit No. 7906-0297-00 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 16253 under Item H.65.

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

No. 7906-0297-00 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.R07-1931

Carried

- (w) **Development Permit No. 7904-0209-00**  
**Sullivan Corner Holdings Ltd., Inc. No. BC0767810**  
**Dalbir Dosanjh, Maciej Dembek/Barnett Dembek Architects Inc.**  
 6417 - 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. 7904-0209-00 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 15714 under Item H.60.

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

No. 7904-0209-00 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.R07-1932

Carried with Councillor Bose against.

Councillor Bose left the meeting at 5:40 p.m. due to a potential conflict of interest.

- (x) **Development Permit No. 7906-0228-00**  
**Qualico Developments (Vancouver) Ltd.**  
**Clarence Arychuk, Hunter Laird Engineering**  
 Portion of 16277 - 60 Avenue and 16270 - 62 Avenue

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

"That Development Permit No. 7906-0228-00 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 16243 under Item H.57.

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

No. 7906-0228-00 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.R07-1933

Carried

Councillor Bose returned to the meeting at 5:41 p.m.

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

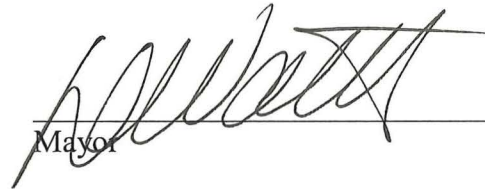
It was  
  
meeting do now adjourn.  
RES.R07-1934

Moved by Councillor Bose  
Seconded by Councillor Steele  
That the Regular Council - Land Use  
  
Carried

The Regular Council- Land Use meeting adjourned at 5:41 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor