



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JULY 9, 2007
Time: 5:16 p.m.

Present:

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

Absent:

Councillor Gill

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
Acting General Manager, Planning & Development
General Manager, Engineering
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. 7907-0035-00 5790 - 176A Street

Agents/Owners: Karnail and Gaigi Bhala

Development Permit/Development Variance Permit

DP to permit an addition to an existing commercial building to provide 2 residential units. DVP to vary the number of parking stalls and the rear and side yard setbacks.

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 5790 - 176A Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following Zoning By-law regulations:
 - to vary the minimum number of required parking stalls from 8 to 6;

- to reduce the rear yard setback of the C-15 Zone from 7.5 metres (25 ft.) to 0.762 metre (2.5 ft.); and
- to reduce the north flanking side yard setback of the C-15 Zone from 3.0 metres (10 ft.) to 0.305 m (1.0 ft.)

in order to permit the development of two residential units in a second floor addition above an existing commercial building.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council approve the applicant's request to eliminate the required indoor and outdoor amenity space.
2. Council authorize staff to draft Development Permit No. 7907-0035-00 generally in accordance with the attached drawings (Appendix V).
3. Council approve Development Variance Permit No. 7907-0035-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum number of required parking stalls in the Zoning By-law from 8 to 6;
 - (b) to reduce the minimum rear yard setback of the C-15 Zone from 7.5 metres (25 ft.) to 0.7 metre (2.5 ft.); and
 - (c) to reduce the minimum north flanking side yard setback of the C-15 Zone from 3.0 metres (10.0 ft.) to 0.3 metres (1.0 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) the applicant adequately address the impact of no indoor and no outdoor amenity space; and
 - (b) approval or Development Variance Permit No. 7907-0035-00

RES.R07-2129

Carried

- 2. **7906-0416-00**
18543 Fraser Highway
Joanne McCurdy, Realty Services Division, City of
Surrey/Muriel May Castle
 Development Variance Permit
Development Variance Permit to reduce the minimum setback for an existing free-standing sign.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 18543 Fraser Highway.

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulation:
 - to reduce the minimum setback from the front lot line for a free-standing sign in a commercial zone from 2.0 metres (6.6 ft.) to 0.5 metre (1.6 ft.)

in order to permit an existing sign affected by the widening of Fraser Highway to remain.

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

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

- 1. Council approve Development Variance Permit No. 7906-0416-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to reduce the minimum setback from the front lot line in a commercial zone from 2.0 metres (6.6 ft.) to 0.5 metre (1.6 ft.) for an existing free-standing sign.

RES.R07-2130

Carried

SOUTH SURREY

- 3. **7907-0103-00**
2301/13/15/37 - 152 Street
Jamie MacDonald/Gerald Halferty, Steven Crofts and Lynda Crofts,
Branny Pajic
 OCP Amendment/Temporary Use Permit
Temporary Use Permit to allow temporary classrooms for a private school.

The General Manager of Planning & Development submitted a report concerning an application for an OCP Amendment, and a Temporary Use Permit on properties located at 2301/13/15/37 - 152 Street.

The applicant is proposing:

- an OCP amendment to declare the property a Temporary Commercial Use Permit Area; and
- a Temporary Use Permit

in order to allow temporary classrooms for the White Rock Christian Academy private school for a two (2)-year period.

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 declare the properties at 2301/13/15/37 - 152 Street a Temporary Use Area in the Official Community Plan and a date for Public Hearing be set (Appendix III).
2. Council approve Temporary Use Permit No. 7907-0103-00 (Appendix V) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) submission of \$10,000.00 in financial security to ensure the site is returned to its original state upon the expiry of the Temporary Use Permit.

RES.R07-2131

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 74 Amendment By-law 2007, No. 16420"
 pass its first reading.
 RES.R07-2132 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. 74 Amendment By-law 2007, No. 16420"
 pass its second reading.
 RES.R07-2133 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. 74 Amendment By-law
 2007, No. 16420" be held at the City Hall on July 23, 2007, at 7:00 p.m.
 RES.R07-2134 Carried

4. **7907-0031-00**
15937 - 24 Avenue
Nathan Hildebrand, Surrey South Shopping Centres Ltd./Surrey South
Shopping Centres Limited, Inc. No. A-63002
 Development Permit
Development Permit to permit the development of a retail shopping centre.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15937 - 24 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a retail shopping centre in the northwest quadrant of Grandview Corners.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That Council approve the attached

Development Permit No. 7907-0031-00 (Appendix VI), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R07-2135

Carried with Councillor Bose and the Mayor against.

SURREY CITY CENTRE/WHALLEY

5. 7906-0480-00

13775 and 13785 - 96 Avenue; 9640, 9648 - 137A Street;
9631, 9637 and 9647 - 137B Street
Kirk Fisher, Lark Group/0727873 B.C. Ltd.

Director Information:

Zuilan Betty Ahmon

Michael Ahmon

Lawrence Edward Fisher

Kirk Fisher

Robin Hill

Michelle Claudia Hill

Officer Information: (as at June 20, 2006)

Michael Ahmon (President)

Robin Hill (Secretary)

OCP Amendment/Temporary Use Permit

*OCP Amendment to declare the site a Temporary Commercial Use Permit Area.
Temporary Commercial Use Permit to permit temporary trailers for office use
and a temporary surface parking lot.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Use Permit on properties located at 13775 and 13785 - 96 Avenue; 9640, 9648 - 137A Street; 9631, 9637 and 9647 - 137B Street.

The applicant is proposing:

- an OCP text amendment to declare the site a Temporary Commercial Use Permit Area; and
- a Temporary Commercial Use Permit

in order to permit temporary trailers for office use and a temporary surface parking lot.

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

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

1. a By-law be introduced to declare the property a Temporary Commercial 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. Council approve Temporary Commercial Use Permit No. 7906-0480-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of landscape security to ensure the installation of required landscaping.

RES.R07-2136 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 75 Amendment By-law 2007, No. 16421"
pass its first reading.

RES.R07-2137 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. 75 Amendment By-law 2007, No. 16421"
pass its second reading.

RES.R07-2138 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. 75 Amendment By-law
 2007, No. 16421" be held at the City Hall on July 23, 2007, at 7:00 p.m.
 RES.R07-2139 Carried

6. **7906-0477-00**
13695, 13705, 13715 and 13725 - 96 Avenue; 9630, 9638, 9646
and 9656 - 137 Street; 9631, 9637 and 9647 - 137A Street
Kirk Fisher, Lark Group/0770547 B.C. Ltd. dba South Harper Lands
Development Ltd.

Director Information:

Michael Ahmon
Zuilan Betty Ahmon
Lawrence Edward Fisher
Kirk Edward Fisher
Robin Hill
Michelle Claudia Hill

No Officer Information Filed

0740518 B.C. Ltd. dba North Harper lands Development Ltd.

Director Information:

Zuilan Betty Ahmon
Michael Ahmon
Kirk Edward Fisher
Lawrence Edward Fisher
Robin Hill
Michelle Claudia Hill

Officer Information: (as at November 15, 2006)

Michael Ahmon (President)
Robin Hill (Secretary)

OCP Amendment/Temporary Use Permit
OCP Amendment to amend Temporary Commercial Use Permit Area No. 7.
Temporary Commercial Use Permit to permit a temporary surface parking lot.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Use Permit application on properties located at 13695, 13705, 13715 and 13725 - 96 Avenue; 9630, 9638, 9646 and 9656 - 137 Street; 9631, 9637 and 9647 - 137A Street.

The applicant is proposing:

- an OCP text amendment to amend Temporary Commercial Use Permit Area No. 7; and
- a Temporary Commercial Use Permit

in order to permit a temporary surface parking lot.

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

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

1. a By-law be introduced to amend Temporary Commercial Use Permit Area No. 7 to include the lots at 9630, 9638, 9846, 9856 - 137 Street and 9631, 9637, 9647 - 137A Street 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. Council approve Temporary Commercial Use Permit No. 7906-0477-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of landscape security to ensure the installation of required landscaping.

RES.R07-2140

Carried with Councillor Higginbotham against.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 27 Amendment By-law, 2002, No. 14626, Amendment By-law, 2007, No. 16422" pass its first reading.

RES.R07-2141

Carried with Councillor Higginbotham against.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 27 Amendment By-law, 2002, No. 14626,
 Amendment By-law, 2007, No. 16422" pass its second reading.
 RES.R07-2142 Carried with Councillor Higginbotham
 against.

It was then Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 27 Amendment By-law,
 2002, No. 14626, Amendment By-law, 2007, No. 16422" be held at the City Hall
 on July 23, 2007, at 7:00 p.m.
 RES.R07-2143 Carried

7. **7907-0161-00**
10725 - 134 Street (West Whalley Ring Road)
Ken Woodward, City of Surrey/City of Surrey
OCP Amendment/Temporary Use Permit
*OCP Amendment to declare the property a Temporary Commercial Use Permit
 Area. Temporary Commercial Use Permit to permit a temporary sales centre for
 a nearby, recently approved residential high-rise development.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Use Permit application on property located at 10725 - 134 Street.

The applicant is proposing:

- an OCP text amendment to declare the site a Temporary Commercial Use Permit Area; and
- a Temporary Commercial Use Permit

in order to permit the development of a temporary sales centre for a residential high-rise residential project in Surrey City Centre.

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

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

1. a By-law be introduced to declare the property a Temporary Commercial 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. Council approve Temporary Commercial Use Permit No. 7907-0161-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) submission of security to ensure that the site is restored following termination of the Temporary Commercial Use Permit.

RES.R07-2144

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 76 Amendment By-law 2007, No. 16423" pass its first reading.

RES.R07-2145

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. 76 Amendment By-law 2007, No. 16423" pass its second reading.

RES.R07-2146

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. 76 Amendment By-law 2007, No. 16423" be held at the City Hall on July 23, 2007, at 7:00 p.m.

RES.R07-2147

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

8. **7906-0103-00**
7069 and 7083 - 188 Street and Portion of 7129 - 188 Street
Jody Shields/
758819 B.C. Ltd.

Director Information:**Crystal Shields****Todd Simmons****No Officer Information Filed**

OCP Amendment/NCP Amendment/Rezoning/Development Permit/Development Variance Permit

Amend OCP from Suburban to Urban. Amend East Clayton NCP to include site under Institutional designation. Rezone from RA to RMS-2 and DP to allow a 2-storey, 149-bed care facility in East Clayton. DVP to allow reduced parking spaces.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and the Neighbourhood Concept Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 7069 and 7083 - 188 Street and Portion of 7129 - 188 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- an amendment of the East Clayton NCP to allow inclusion of the subject site based on the Institutional designation;
- a rezoning of portions from RA to RMS-2;
- a Development Permit; and
- a Development Variance Permit to allow the following Zoning By-law variances:
 - reduction in off-street parking from 90 spaces to 68 spaces

in order to facilitate the construction of a 2-storey, 149-bed care facility in Clayton.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That:

1. a By-law be introduced to redesignate Block A as shown on the Survey Plan from Suburban to Urban and a date for Public Hearing be set (Appendices I and III).
2. Council determine the opportunities for consultation with persons, organizations, and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the

Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. a By-law be introduced to rezone Block A as shown on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Care Housing 2 Zone (RMS-2)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
4. Council authorize staff to draft Development Permit No. 7906-0103-00 generally in accordance with the attached drawings (Appendix IV).
5. Council approve Development Variance Permit No. 7906-0103-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to vary Table C.4: Parking Requirements for Institutional Use (Care Facilities) of Part 5 of the Zoning By-law from 90 parking spaces to 68 parking spaces.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering issues and requirements, including restrictive covenants and rights-of-way, where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision plan to the satisfaction of the Approving Officer;
 - (c) registration of a Section 219 Restrictive Covenant prohibiting further development on the proposed Lot 1 to ensure road dedication involving north half of 71 Avenue and consolidation with the adjacent parcels to the north;
 - (d) resolution of design issues to the satisfaction of the General Manager, Planning & Development;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) address amenity contributions based on the East Clayton NCP Amenity Schedule; and
 - (g) demolition of existing structures to the satisfaction of the Building Division.

7. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to include portions of the subject site and designate the same as Institutional when the project is considered for final adoption.

RES.R07-2148

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 186 Amendment By-law 2007, No. 16424" pass its first reading.

RES.R07-2149

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. 186 Amendment By-law 2007, No. 16424" pass its second reading.

RES.R07-2150

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. 186 Amendment By-law 2007, No. 16424" be held at the City Hall on July 23, 2007, at 7:00 p.m.

RES.R07-2151

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16425" pass its first reading.

RES.R07-2152

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. 16425" pass its second reading.

RES.R07-2153

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. 16425" be held at the City Hall on July 23, 2007, at 7:00 p.m.

RES.R07-2154

Carried

SOUTH SURREY

9. 7906-0194-00

15805, 15855, 15895, 15915 and 15975 - 28 Avenue;

2907 and 2933 - 160 Street

Michael Sanderson, Aplin & Martin Consultants Ltd./0751931 B.C. Ltd.,
Inc. No. 0751931

Director Information:

Robert Murphy

Norman Porter

No Officer Information Filed

The Board of School Trustees of School District No. 36 (Surrey)

NCP Amendment

NCP Amendment to adjust the location of a proposed elementary school site and the surrounding road network.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan on properties located at 15805, 15855, 15895, 15915 and 15975 - 28 Avenue; 2907 and 2933 - 160 Street.

The applicant is proposing an NCP amendment to adjust the location of the proposed Elementary School site in North Grandview and the surrounding road network.

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 pass a resolution to amend the

North Grandview Heights NCP Area Plan to adjust the future elementary school and surrounding road network as per the attached layout (Appendix VII).

RES.R07-2155

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12438"

5692-0324-00 - Rodeo Motor Inn Ltd.

R-F (BL 5942) to RM-45 (BL 12000) -
5890/5898/5940/5952/5954/5956 - 176 Street and
5889/5893/5901/5959 - 176A Street - to permit the development of a
127 unit, adult-oriented condominium complex.

Approved by Council: September 13, 1994

This by-law is proceeding in conjunction with By-law Nos. 15051 and 15052.

- * Planning & Development advise that (see memorandum dated July 9, 2007 in by-law back-up) By-law No. 12438 should be filed as the application has been inactive for many years. A registered letter was sent to the applicant on December 6, 2005 advising that unless outstanding requirements were addressed within 30 days the file would be closed. The applicant responded advising the application should be left open as he was in negotiations with the Province with respect to the widening of Highway 15 that was proposed to impact his property. The widening of Highway 15 along the subject site has now been completed, and resulted in a large section of the subject site being taken for road widening purposes, rendering obsolete and unworkable any plans submitted for the site. The applicant has not responded to a further letter sent on June 6, 2007 advising the file would be closed.

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1994, No. 12438" be filed.

RES.R07-2156

Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 81 Amendment By-law, 2003, No. 15051"

7902-0086-00 - Rodeo Motor Inn Ltd.

To authorize the redesignation of the property located at 5940 - 176 Street from Multiple Residential (RM) to Town Centre (TC).

Approved by Council: June 9, 2003

This by-law is proceeding in conjunction with By-law Nos. 15052 and 12438.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 81 Amendment By-law, 2003, No. 15051" be filed.

RES.R07-2157

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15052"

7902-0086-00 - Rodeo Motor Inn Ltd.

R-F (BL 5942) to CD (BL 12000) - 5940 - 176 Street - to permit the development of a mixed-use multiple residential/commercial development in Cloverdale Town Centre.

Approved by Council: June 9, 2003

This by-law is proceeding in conjunction with By-law Nos. 15051 and 12438.

- * Planning & Development advise that (see memorandum dated July 9, 2007 in by-law back-up) By-law No. 15052 should be filed as the application has been inactive for many years. A registered letter was sent to the applicant on December 6, 2005 advising that unless outstanding requirements were addressed within 30 days the file would be closed. The applicant responded advising the application should be left open as he was in negotiations with the Province with respect to the widening of Highway 15 that was proposed to impact his property. The widening of Highway 15 along the subject site has now been completed, and resulted in a large section of the subject site being taken for road widening purposes, rendering obsolete and unworkable any plans submitted for the site. The applicant has not responded to a further letter sent on June 6, 2007 advising the file would be closed.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15052" be filed.
RES.R07-2158 Carried

FINAL ADOPTIONS

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14165"

7900-0163-00 - Radicalus Montessori Society, c/o Kristin Cassie and
Prado Holdings Ltd. (Ken Giesbrecht)

A-1 (BL 12000) to CD (BL 12000) - 5446 - 152 Street - to permit the
development of a private elementary school and future development of a
business park building.

Approved by Council: November 6, 2000

Note: A Development Permit (7900-0163-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(b).

Note: The Public Hearing on this application was held on November 20, 2000.
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 July 5, 2007 in by-law
back-up) the reason for the delay in bringing this application to Final Adoption
was due to costs associated with developing the site.

* In addition, Planning & Development advise that it is now in order for Council to
pass a resolution amending the East Panorama Ridge Local Area Plan to
redesignate the site from "Agro-Industrial" to "Private School/Business Park".

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Council amend the East Panorama
Ridge Local Area Plan to redesignate the site from "Agro-Industrial" to "Private
School/Business Park".
RES.R07-2159 Carried with Councillors Hunt and Hepner
against.

It was
 No. 12000, Amendment By-law, 2000, No. 14165" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-2160

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
Carried with Councillors Hunt and Hepner against.

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0333-00**
Dennis Wiemken, Vesta Properties
Vesta Properties (Provincetown) Ltd.
 18100 Fraser Highway

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

"That Development Permit No. 7906-0333-00 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.R07-2161

It was
 No. 7906-0333-00 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.

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Permit
Carried

- (b) **Development Permit No. 7900-0163-00**
Radicalus Montessori Society
 5446 - 152 Street

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

"That Development Permit No. 7900-0163-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators,

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

Note: See By-law No. 14165 under Item H.4.

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

No. 7900-0163-00 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.R07-2162

Carried with Councillors Hunt and Hepner against.

J. OTHER BUSINESS

K. ADJOURNMENT

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That the Regular Council - Land Use

meeting do now adjourn.

RES.R07-2163


Carried

The Regular Council- Land Use meeting adjourned at 5:29 p.m.

Certified Correct:



M. Jones, City Clerk



Mayor Dianne Watts