



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, JULY 23, 2007
Time: 5:15 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
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. 7907-0096-00
18485 - 53 Avenue
Tad Sledlaczek, c/o 782353 BC Ltd./
0782353 B.C. Ltd.

Director Information:

Grzegorz Matyskiewicz

Jerzy Blazej Siedlaczek

Tadeusz Siedlaczek

Krzysztof Sieklucki

No Officer Information Filed

Development Permit

Development Permit to permit the construction of an industrial building.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 18485 - 53 Avenue.

The applicant is proposing:

- a Development Permit

in order to allow the construction of an industrial 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 Bose

Seconded by Councillor Hunt

That Council approve the attached

Development Permit No. 7907-0096-00 (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.R07-2205

Carried

Councillor Bose left the meeting at 5:18 p.m. due to a potential conflict of interest as his family has property holdings in the area.

2. 7905-0366-00

16793 - 60 Avenue

Henry Yong, c/o Isle of Mann Construction Ltd./

Heritage Corner Holdings Inc.

Rezoning/Development Permit/Development Variance Permit

Rezone from RA to C-5. Development Permit to permit the development of a 2-storey neighbourhood commercial building. Development Variance Permit to vary front (south) and east side yard setbacks.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located at 16793 - 60 Avenue.

The applicant is proposing:

- a rezoning from RA to C-5;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations of the C-5 Zone:
 - to reduce the front (south) yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.); and
 - to reduce the east side yard setback from 7.5 metres (25 ft.) to 0 metre (0 ft.)

in order to permit the development of a 2-storey neighbourhood 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. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0366-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7905-0366-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (south) yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.); and
 - (b) to reduce the minimum east side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation on neighbouring properties;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) submission of revised architecture and landscape plans to the satisfaction of the Acting City Architect and City Landscape Architect;
 - (f) registration of a reciprocal access easement between the subject property and the neighbouring properties to the east at 6009, 6019 and 6029 - 168 Street; and

- (g) registration of a right-of-way for public rights of passage within the front yard setback.

RES.R07-2206

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16426" pass its first reading.

RES.R07-2207

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. 16426" pass its second reading.

RES.R07-2208

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. 16426" be held at the
 City Hall on September 10, 2007, at 7:00 p.m.

RES.R07-2209

Carried

Councillor Bose returned to the meeting at 5:20 p.m.

FLEETWOOD/GUILDFORD

3. 7906-0504-00

16780 - 104 Avenue

**Rick Johnson, c/o Rimark Consulting Services/Otter Farm and House
 Co-operative**

Rezoning/Development Permit/Development Variance Permit
*Rezone from CG-2 and RA to CD (based on CG-2) and RF to permit a new gas
 station and 2 single family lots. A DP to permit the development of a new gas
 station and convenience store. DVP to vary the Sign By-law.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located at 16780 - 104 Avenue.

The applicant is proposing:

- a rezoning from CG-2 and RA to CD (based on CG-2) and RF;
- a Development Permit; and

- a Development Variance Permit to vary Sign By-law, 1999, No. 13656, as follows:
 - to vary Section 31 (2) (f) of Part 6 to permit a fascia sign above the roofline of the building face of the north and east building elevations of the convenience store;
 - to vary Section 31 (4) (a) of Part 6, to increase the maximum number of under canopy signs from 1 to 2; and
 - to vary Section 31(4) (e) of Part 6, to increase the clearance between the top of the under canopy sign and the underside of the canopy, from 5 cm (2 in) to 0.6 metre (2 ft.)

in order to permit the development of a new gas station and convenience store and to allow for subdivision into three lots, one for the gas station redevelopment and two single family residential lots.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone Blocks A and B as shown on the Survey Plan from "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. a By-law be introduced to rezone Block C as shown on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
3. Council authorize staff to draft Development Permit No. 7906-0504-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7906-0504-00, (Appendix X) varying Sign By-law, 1999, No. 13656, with the following, to proceed to Public Notification:
 - (a) to vary Section 31(2)(f) of Part 6 to permit one fascia sign above the roofline of the building face of the north and east building elevations of the convenience store;

- (b) to vary Section 31(4)(a) of Part 6 by increasing the maximum number of under canopy signs from 1 to 2; and
 - (c) to vary Section 31 (4) (e) of Part 6, to increase the clearance between the top of the under canopy sign and the underside of the canopy, from 5 cm. (2 in) to 0.6 metre (2 ft.).
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) submission of revised architecture and landscape plans to the satisfaction of the Acting City Architect and City Landscape Architect;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (f) demolition of all existing buildings and structures to the satisfaction of Building Division staff.

RES.R07-2210

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16427A pass its first reading.

RES.R07-2211

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. 16427A" pass its second reading.

RES.R07-2212

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. 16427A" be held at the
 City Hall on September 10, 2007, at 7:00 p.m.
 RES.R07-2213 Carried

It was
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16427B" pass its first reading.
 RES.R07-2214 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.16427B" pass its second reading.
 RES.R07-2215 Carried

Councillor Hepner requested that the information regarding propane tanks be
 provided prior to hearing this item at Public Hearing.

It was then
 Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16427B" be held at the
 City Hall on September 10, 2007, at 7:00 p.m.
 RES.R07-2216 Carried

NEWTON

4. 7907-0128-00
 5606 - 152 Street
 Charlie Seaman/0746675 BC Ltd., Inc. No. 0746675
Director Information:
 Murray Sereda
Officer Information: (as at January 24, 2007)
 Murray Sereda (President, Secretary)
 Development Variance Permit
Development Variance Permit to allow an additional fascia sign.

The Acting General Manager of Planning & Development submitted a report
 concerning an application for a Development Variance Permit on property located
 at 5606 - 152 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - allow for one (1) additional fascia sign on the north-east elevation of the 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 Development Variance Permit No. 7907-0128-00 (Appendix V) varying the Sign By-law, 1999, No. 13656, as follows to proceed to Public Notification:
 - (a) Part 5 Section 27 Sub-section 2.(a) is varied to allow one additional fascia sign on the north east building elevation.

RES.R07-2217

Carried

5. **7907-0125-00**
7488 King George Highway
Nenad Basanovic, Studio One Architecture Inc./King's Cross Shopping Centre Ltd., Inc. No. 477298
Development Permit/Development Variance Permit
Development Permit and Development Variance Permit to permit building modifications to an existing shopping centre.

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 7488 King George Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - to allow one (1) additional fascia sign on Building D for the proposed Reitman's store; and
 - to allow one (1) fascia sign to extend above the roofline on the parapets for Building D

in order to permit renovations to accommodate a BC Government Liquor Store and fascia signage for a Reitman's store within the King's Cross 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 Steele
Seconded by Councillor Martin
That:

1. Council authorize staff to draft Development Permit No. 7907-0125-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7907-0125-00, (Appendix VI) varying the Sign By-law, 1999, No. 13656, as follows to proceed to Public Notification:
 - (a) is varied to allow one (1) additional fascia sign on the premise frontage of the proposed Reitman's store (Building D); and
 - (b) is varied to allow one (1) fascia sign to extend above the roofline on the parapet for Building D.

RES.R07-2218

Carried with Councillor Hunt against

6. **7907-0112-00**
12451 - 88 Avenue
Nathan Hildebrand, Smart Centres/Surrey West Shopping Centres Limited,
Inc. No. A-60761
Development Permit
Development Permit to permit development of one commercial retail unit in an existing shopping centre.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12451 - 88 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 523 square metre (5,628 sq.ft.) commercial retail unit (CRU) in an existing large format retail 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 Steele
That Council approve the attached
Development Permit No. 7907-0112-00 (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.R07-2219

Carried

7. **7907-0065-00**
5550 Panorama Drive
Samuel Chan, Ionic Architecture/Canastyle Holdings Ltd., Inc. No. 0751640
Development Permit
Development Permit to permit an industrial building.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 5550 Panorama Drive.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 3,455 square metre (37,188 sq.ft.) three-storey industrial 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 Council approve the attached
Development Permit No. 7907-0065-00 (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.R07-2220

Carried

8. **7906-0440-00**
8024 - 120 Street
David Cheung, Gustavson Wylie Architects Inc./Petro-Canada, Inc. No. A32939
Land Use Contract Discharge/Rezoning/Development Permit
*Discharge Land Use Contract No. 21. Rezone from CG-2 to CD and
Development Permit to permit the redevelopment of an existing gas station.*

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 21, a rezoning application, and a Development Permit application on property located at 8024 - 120 Street.

The applicant is proposing:

- a Land Use Contract discharge;
- a rezoning from CG-2 to CD; and
- a Development Permit

in order to permit the redevelopment of an existing Petro Canada gas station.

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 Gill
That:

1. a By-law be introduced to discharge Land Use Contract No. 21 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7906-0440-00 in accordance with the attached drawings (Appendix III).
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) registration of a Section 219 Restrictive Covenant to limit both vehicular accesses to the property from 80 Avenue and 120 Street to right-in/right-out movements only.

RES.R07-2221

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 21,
Authorization By-law, 1973, No. 4078 Discharge By-law, 2007, No. 16428" pass
its first reading.
RES.R07-2222 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 21,
Authorization By-law, 1973, No. 4078 Discharge By-law, 2007, No. 16428" pass
its second reading.
RES.R07-2223 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Land
Use Contract No. 21, Authorization By-law, 1973, No. 4078 Discharge By-law,
2007, No. 16428" be held at the City Hall on September 10, 2007, at 7:00 p.m.
RES.R07-2224 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16429" pass its first reading.
RES.R07-2225 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16429" pass its second reading.
RES.R07-2226 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16429" be held at the
City Hall on September 10, 2007, at 7:00 p.m.
RES.R07-2227 Carried

9. **7906-0500-00**
14844 and 14920 - 56 Avenue
Kees van Rhee, Benchmark Properties Ltd./Benchmark Estate Ltd.,
Inc. No. 451886
Benchmark Holdings Ltd., Inc. No. 644763
OCP Amendment/Rezoning/Development Permit/Temporary Use Permit
OCP amendments from Suburban to Industrial and to declare a portion of the site as a TUP area. Rezone from RA to IB and DP to permit a 3-storey office building. TUP to permit an additional 73 surface parking stalls.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, a Development Permit application, and an application for a Temporary Use Permit on properties located at 14844 and 14920 - 56 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Industrial and to declare a portion of the site as a temporary use permit area;
- a rezoning from RA to IB;
- a Development Permit; and
- a Temporary Use Permit

in order to permit the development of a three-storey 5,122.5 square metre (55,138 sq.ft.) office building on a portion of the site and an additional 73 temporary surface parking stalls on a separate portion of the site.

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

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

1. a By-law be introduced to amend the Official Community Plan by redesignating the subject property at 14920 - 56 Avenue from Suburban to Industrial and a date for Public Hearing be set.
2. a By-law be introduced to amend the Official Community Plan to declare the portion of 14844 - 56 Avenue shown on Schedule "A to Appendix IX as a Temporary Use Area and a date for Public Hearing be set.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendments to the Official Community Plan, as described in the

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

4. a By-law be introduced to rezone the property at 14920 - 56 Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7906-0500-00 in accordance with the attached drawings (Appendix V).
6. Council approve Temporary Use Permit No. 7906-0500-00 (Appendix IX) to proceed to Public Notification.
7. 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) approval from the Ministry of Transportation;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) construction and registration of a 9.5 metre (31 ft.) statutory right-of-way from 54A Avenue to Highway No. 10 (56 Avenue) through 14876 and 14844 - 56 Avenue to permit full vehicular and pedestrian movement for surrounding properties; and
 - (f) registration of an access easement through 14844, 14920 and 14876 - 56 Avenue for the properties at 14938 and 14952 - 56 Avenue to provide interim emergency access and to provide future secondary vehicle access through the subject sites upon the lease with Public Works and Government Services Canada being concluded.

RES.R07-2228

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 187 Amendment By-law 2007, No. 16430" pass its first reading.

RES.R07-2229

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 187 Amendment By-law 2007, No. 16430" pass its
second reading.

RES.R07-2230 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 187 Amendment By-law 2007,
No. 16430" be held at the City Hall on September 10, 2007, at 7:00 p.m.

RES.R07-2231 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 77 Amendment By-law 2007, No. 16431"
pass its first reading.

RES.R07-2232 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 77 Amendment By-law 2007, No. 16431"
pass its second reading.

RES.R07-2233 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 77 Amendment By-law
2007, No. 16431" be held at the City Hall on September 10, 2007, at 7:00 p.m.

RES.R07-2234 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2007, No. 16432" pass its first reading.

RES.R07-2235 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2007, No. 16432" pass its second reading.
 RES.R07-2236 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2007, No. 16432" be held at the
 City Hall on September 10, 2007, at 7:00 p.m.
 RES.R07-2237 Carried

10. 7906-0221-00

5446 - 152 Street

Kristin Cassie/Radicalus Montessori Society

Temporary Use Permit

Temporary Use Permit to allow a private school and daycare.

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit on property located at 5446 - 152 Street.

The applicant is proposing:

- a Temporary Use Permit

in order to permit a Montessori private school and daycare to continue to operate at 5446 - 152 Street until August 31, 2008.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That Council approve Temporary Use
 Permit No. 7906-0221-00 (Appendix III) to proceed to Public Notification.
 RES.R07-2238 Carried with Councillors Hepner and Hunt
 against.

SOUTH SURREY

11. 7907-0134-00

1554 - 128 Street

George Docolas/Nicosta Holdings Ltd., Inc. No. BC0531267

Rezoning/Development Permit/Development Variance Permit

Rezone from C-8 to CD to permit a stand-alone liquor store. DP to permit exterior renovations to the existing building. DVP to reduce setback requirements to accommodate the siting of the existing building.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located at 1554 - 128 Street.

The applicant is proposing:

- a rezoning from C-8 to CD;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the front, north and south yard setback requirements of the CD Zone

in order to permit the development of a stand-alone liquor store and exterior renovations to the existing retail 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 Villeneuve
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the property from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0134-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7907-0134-00, (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the CD Zone from 7.5 metres (25 ft.) to 5.4 metres (18 ft.);
 - (b) to reduce the minimum north side yard setback of the CD Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.); and
 - (c) to reduce the minimum south side yard setback of the CD Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).

4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of financial securities to ensure the existing commercial building is upgraded in accordance with the attached drawings (Appendix III);
 - (c) the applicant enter into a Good Neighbours Agreement with the City;
 - (d) registration of a Section 219 Restrictive Covenant to limit operating hours of the liquor store to a 10:00 p.m. closing time Sunday to Wednesday; and
 - (e) the applicant enter into a lease agreement with the City to allow the existing parking encroachment for 7 parking stalls to remain within the 128 Street road allowance.

RES.R07-2239 Carried with Councillor Hunt against

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16433" pass its first reading.

RES.R07-2240 Carried with Councillor Hunt against.

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

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16433" pass its second reading.

RES.R07-2241 Carried with Councillor Hunt against

It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16433" be held at the
City Hall on September 10, 2007, at 7:00 p.m.

RES.R07-2242 Carried with Councillor Hunt against

12. 7906-0427-00**1751 King George Highway****Dwayne Jacobson, Haven Properties/L.C. Holdings Ltd.**

Development Permit

Development Permit to permit an addition to an existing commercial building.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 1751 King George Highway.

The applicant is proposing:

- a Development Permit

in order to allow for an addition to the 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 Higginbotham

Seconded by Councillor Steele

That Council approve the attached

Development Permit No. 7906-0427-00 (Appendix IV), 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.R07-2243

Carried

SURREY CITY CENTRE/WHALLEY**13.****10128 Grace Road****McElhanney Consulting Services/Pattar Cedar Products**

OCP Amendment/Temporary Industrial Use Permit

*Amend OCP to declare the site a Temporary Industrial Use Permit Area.**Temporary Industrial Use Permit to allow for a temporary truck parking facility.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Industrial Use Permit application on property located at 10128 Grace Road.

The applicant is proposing:

- an OCP amendment; and
- a Temporary Industrial Use Permit

in order to allow a truck parking facility for a period not to exceed two years.

The Acting General Manager, Planning & Development was recommending that the application be denied.

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That Application 7907-0069-00 be deferred.
Carried

RES.R07-2244

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

14. **7907-0005-00**
18879, 18891, 18927, 18959 and 18969 - 72 Avenue
Ted Dawson, Mosaic Homes/Mosaic Clayton West Holdings Ltd.,
Inc. No. 723802
OCP Amendment/NCP Amendment/Rezoning/Development Permit
OCP amendment from Suburban and Urban to Multiple Residential. NCP Amendment to High Density. Rezone from RF-9 and RA to CD (based on RM-30). DP to allow the construction of approximately 97 townhouse units, with 19 units incorporating limited commercial uses.

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 an application for a Development Permit on properties located at 18879, 18891, 18927, 18959 and 18969 - 72 Avenue.

The applicant is proposing:

- an OCP Amendment from Suburban and Urban to Multiple Residential;
- an NCP amendment on portions from Commercial Residential, 15-25 u.p.a. (Medium-High Density) and 10-15 u.p.a. (Special Residential) to 22-45 u.p.a. (High Density);
- a rezoning from RF-9 and RA to CD (based on RM-30); and
- a Development Permit

in order to allow the construction of approximately 97 townhouse units with limited commercial uses in approximately 19 of the dwelling units in the East Clayton-North Extension area.

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 Gill
That:

1. a By-law be introduced to redesignate the site from Suburban and Urban to Multiple Residential and a date for Public Hearing be set (Appendix III).
2. Council determine the opportunities for consultation with persons, organizations, and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the site from "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and "One Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix IV).
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7907-0005-00 generally in accordance with the attached drawings (Appendix V).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a consolidation and road dedication plan to the satisfaction of the Approving Officer;
 - (c) the applicant adequately address the impact of no indoor amenity space;
 - (d) the applicant address the outstanding architectural and landscaping issues to the satisfaction of the General Manager, Planning & Development;
 - (e) submission of a landscaping cost estimate to the satisfaction of the City Landscape Architect;

- (f) registration of a No Build Section 219 Restrictive Covenant to ensure that the lands within Block A as shown on Survey Plan (Appendix I) will accommodate dwelling units that will be built incorporating the permitted commercial uses in accordance with the BC Building Code;
 - (g) registration of a reciprocal access agreement between the subject site and the property to the east (Lot 66 Plan 62164 at 18993 - 72 Avenue);
 - (h) registration of a Section 219 Restrictive Covenant to prohibit the conversion of the tandem parking spaces into livable space;
 - (i) demolition of all existing structures to the satisfaction of the Building Division;
 - (j) removal of the temporary driveway located on 18969 - 72 Avenue to the satisfaction of the General Manager, Engineering Department; and
 - (k) discharge of the no build Section 219 Restrictive Covenant registered on Lots 2 and 3, BCP Plan 24339.
7. Council pass a resolution to amend the East Clayton NCP - North Extension area on portions, from Commercial Residential, 15-25 upa (Medium-High Density) and 10-15 upa (Special Residential) to 22-45 upa (High Density) when the project is considered for final adoption.

RES.R07-2245

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 188 Amendment By-law 2007, No. 16434" pass its first reading.

RES.R07-2246

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 188 Amendment By-law 2007, No. 16434" pass its second reading.

RES.R07-2247

Carried

It was then
 Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 188 Amendment By-law 2007,
 No. 16434" be held at the City Hall on September 10, 2007, at 7:00 p.m.
 RES.R07-2248 Carried

It was
 Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16435" pass its first reading.
 RES.R07-2249 Carried

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

It was
 Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16435" pass its second reading.
 RES.R07-2250 Carried

It was
 Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16435" be held at the
 City Hall on September 10, 2007, at 7:00 p.m.
 RES.R07-2251 Carried

15. **7905-0136-00 and 7905-0136-01
 19405, 19449, and 19461 - 64 Avenue; Portion of 19455 - 64 Avenue
 and 6474 - 194 Street
 Maciej Dembek, c/o Barnett Dembek Architects Inc./
 H.J. Property Investment Ltd.; Chelsea Lane Holdings Ltd.; Brooklyn Park
 Holdings Ltd.;**
 OCP Amendment/NCP Amendment/Rezoning/Development Permit/Development
 Variance Permit
*OCP Amendment from Urban to Multiple Residential. NCP Amendment to road
 and park layout. Rezone from RA to CD (based on RM-45). DP to permit eight,
 4-storey buildings with a total of 487 units and a DP for Phases 1 and 2. DVP to
 vary Sign By-law.*

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 an applications for a
 Development Permit and a Development Variance Permit on properties located at
 19405, 19449, and 19461 - 64 Avenue; Portion of 19455 - 64 Avenue, and
 6474 - 194 Street.

The applicant is proposing:

- an OCP amendment from Urban to Multiple Residential;
- an NCP amendment to allow for changes to the road and open space layout;
- a rezoning from RA to CD (based on RM-45);
- a general Development Permit for the whole site;
- a detailed Development Permit for Phases 1 and 2; and
- a Development Variance Permit to vary Sign By-law, 1999, No. 13656 as follows:
 - to increase the number of free-standing identification signs on site from 1 to 3 and to increase the sign area of one sign from 2.3 metres (24 sq.ft.) to 5.6 square metres (60 sq.ft.)

in order to permit the development of a total of eight, 4-storey apartment buildings and approximately 487 units, with Phase 1 consisting of Buildings 1 and 2 and the amenity building and Phase 2 consisting of Building 3.

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 Gill
That:

1. a By-law be introduced to redesignate Block A as shown on the Survey Plan from Urban to Multiple Residential and a date for Public Hearing be set (Appendix III).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Block A as shown on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).

4. Council authorize staff to draft Development Permit No. 7905-0136-00 in accordance with the attached drawings (Appendix VI) for the general siting of the buildings, and draft Development Permit No. 7905-0136-01 in accordance with the attached drawings (Appendix VII) for Phase 1 of the development.
5. Council approve Development Variance Permit No. 7905-0136-00 (Appendix XIV), varying the following to proceed to Public Notification:
 - (a) to vary Section 23(2) of Part 4 of Sign By-law, 1999, No. 13656, to increase the number of free-standing identification signs from 1 to 3 and to increase the sign area of one sign from 2.3 square metres (24 sq. ft.) to 5.6 square metres (60 sq. ft.).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a raptor study by a registered biologist to the satisfaction of the City Landscape Architect and Environmental Coordinator;
 - (e) submission of revised architectural and landscape drawings to the satisfaction of the Acting City Architect and City Landscape Architect;
 - (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (g) the applicant to resolve Parks, Recreation and Culture staff's requirements regarding the proposed pathways;
 - (h) registration of a Section 219 Restrictive Covenant for the protection and maintenance of a landscape buffer along 64 Avenue and the east property line;
 - (i) registration of a statutory right-of-way for public rights-of-passage for edge pathways along 64 Avenue and along the east property line; and

(j) demolition of all existing buildings and structures to the satisfaction of Building Division staff.

7. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to allow for a change in the road layout and open space layout prior to the application being considered for final adoption.

RES.R07-2252

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 189 Amendment By-law 2007, No. 16436" pass its first reading.

RES.R07-2253

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 189 Amendment By-law 2007, No. 16436" pass its second reading.

RES.R07-2254

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 189 Amendment By-law 2007, No. 16436" be held at the City Hall on September 10, 2007, at 7:00 p.m.

RES.R07-2255

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16437" pass its first reading.

RES.R07-2256

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16437" pass its second reading.

RES.R07-2257

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16437" be held at the
 City Hall on September 10, 2007, at 7:00 p.m.
 RES.R07-2258 Carried

FLEETWOOD/GUILDFORD

16. **7906-0452-00**
10461 - 168 Street
Richard Brooks, H.Y. Engineering Ltd./Satpal Singh Minhas and
Manjit Singh Minhas
 Rezoning
Rezone from RA to RF to permit subdivision into six (6) single family residential lots with an adjoining RF lot.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 10461 - 168 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision with an adjoining RF-zoned lot, into six (6) single family residential lots.

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

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

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

- (c) the applicant adequately address the concerns of the Parks, Recreation and Culture Department;
- (d) approval from the Ministry of Transportation; and
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R07-2259

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16438" pass its first reading.

RES.R07-2260

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16438" pass its second reading.

RES.R07-2261

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16438" be held at the
 City Hall on September 10, 2007, at 7:00 p.m.

RES.R07-2262

Carried**17. 7906-0212-00****16156 - 112 Avenue****Roger Jawanda, CitiWest Consulting Ltd./Andrew Rzepka**

Rezoning

Rezone from RA to RF to create 3 residential lots and a remainder lot.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16156 - 112 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into three residential lots and a remainder lot in Fraser Heights.

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 Gill
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future consolidation with the adjacent property to the east; and
 - (e) registration of a Section 219 Restrictive Covenant for an increased (east) side yard setback of 3.0 metres (10 ft.) on proposed Lot 2.

RES.R07-2263

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16439" pass its first reading.

RES.R07-2264

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16439" pass its second reading.

RES.R07-2265

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16439" be held at the
 City Hall on September 10, 2007, at 7:00 p.m.
 RES.R07-2266 Carried

18. 7905-0395-00

8119 - 146 Street and 14522 - 81 Avenue

Genevieve Bucher, McElhanney Consulting Services Ltd./

BBC Development Ltd., Inc. No. BC0694548; Sukhdev Singh Gill and

Balvinder Kaur Shergill

OCP Amendment/Rezoning

Amend OCP on one of the properties from Suburban to Urban. Rezone from RA and a portion from CD (By-law No. 14425) to RF-12 in order to subdivide into 23 lots with dedicated parkland.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on properties located at 8119 - 146 Street and 14522 - 81 Avenue.

The applicant is proposing:

- an OCP amendment for one of the properties from Suburban to Urban; and
- a rezoning from RA and a portion from CD (By-law No. 14425) to RF-12

in order to allow subdivision into approximately 23 small single family lots with dedicated open space.

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

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

1. a By-law be introduced to redesignate the property at 8119 - 146 Street from Suburban to Urban and a date for Public Hearing be set (Appendix III).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. a By-law be introduced to rezone Block A, as shown on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By-law No. 14425) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) discharge existing Design Guideline Restrictive Covenant registered on current Lot 25 (14522 - 81 Avenue);
 - (e) discharge "No Build" Restrictive Covenant registered on current Lot 25 (14522 - 81 Avenue);
 - (f) provision of significant community benefit to satisfy the OCP Amendment policy for Type 2 applications; and
 - (g) removal of all buildings on the northern subject lot, to the satisfaction of the Building Division.

RES.R07-2267

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 190 Amendment By-law 2007, No. 16440" pass its first reading.

RES.R07-2268

Carried

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 190 Amendment By-law 2007, No. 16440" pass its second reading.

RES.R07-2269

Carried

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 190 Amendment By-law 2007,
 No. 16440" be held at the City Hall on September 10, 2007, at 7:00 p.m.
 RES.R07-2270 Carried

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16441" pass its first reading.
 RES.R07-2271 Carried

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

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16441" pass its second reading.
 RES.R07-2272 Carried

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16441" be held at the
 City Hall on September 10, 2007, at 7:00 p.m.
 RES.R07-2273 Carried

SOUTH SURREY

19. **7906-0514-00**
2904 - 152 Street and 2899 Highway No. 99
Clarence Arychuk, Hunter Laird Engineering/Merle Freeman;
BC Transportation Financing Authority
 Rezoning/Development Variance Permit
*Rezone from RF and RA to RF, RF-12 and RF-9 to permit 16 standard and 10
 small single family lots. DVP to increase the percentage of reduced size RF-9
 lots and to reduce the minimum front yard setback of the RF Zone to allow for
 tree preservation.*

The Acting General Manager of Planning & Development submitted a report
 concerning an application for rezoning, and a Development Variance Permit
 application on properties located at 2904 - 152 Street and 2899 Highway No. 99.

The applicant is proposing:

- a rezoning from RF and RA to RF, RF-12 and RF-9; and

- a Development Variance Permit to vary the following by-law regulations:
 - to vary the maximum percentage of reduced size (Type II) RF-9 zoned lots from 33% to 38%; and
 - to reduce the minimum front yard setback of the RF Zone for proposed Lots 21 and 22 from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) to achieve tree preservation

in order to allow subdivision into 16 standard (RF) and 10 small (2 RF-12 and 8 RF-9) residential lots.

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the portion of the property shown on Block "A" on Appendix XII from "Single Family Residential Zone (RF)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000); the portion of the property shown on Block "B" on Appendix XII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000); and the portion of the property shown on Block "C" and 2899 Highway No. 99 on Appendix XII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000).
2. Council approve Development Variance Permit No. 7906-0514-00 (Appendix XI) varying the following to proceed to Public Notification:
 - (a) to vary, in Section K of Part 17 C Single Family Residential (9) Zone (RF-9) the maximum percentage of reduced size (Type II) RF-9 zoned lots from 33% to 38%; and
 - (b) to vary in Section F of Part 16 Single Family Residential Zone (RF) the minimum front yard setback of the RF Zone for proposed Lots 21 and 22 from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.).
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 subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a finalized landscaping plan and cost estimate for the proposed landscape buffer along Highway No. 99 to the specifications and satisfaction of the City Landscape Architect;
- (f) registration of a Section 219 Restrictive Covenant along the boundary of Highway No. 99 to protect the berm and landscaping and to prohibit the placement of buildings;
- (g) submission of a Letter of Credit for \$6,000.00 for possible future traffic calming in the area should the need be demonstrated in the future; and
- (h) property acquisition from the City of Surrey and the Ministry of Transportation.

4. Council pass a resolution to amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the western portion of the site (Appendix XIV) from Townhouse (15 upa) to Single Family (6 upa).

RES.R07-2274

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16442" pass its first reading.

RES.R07-2275

Carried

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16442" pass its second reading.

RES.R07-2276

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16442" be held at the
 City Hall on September 10, 2007, at 7:00 p.m.
Carried

RES.R07-2277

20. 7905-0120-00

61 - 170 Street and 64 - 170 Street

McElhanney Consulting Services Ltd./Quadri Properties Ltd.

NCP Amendment/Rezoning

Partial NCP amendment from Urban Single Family and Detention Pond to Single Family Flex. Rezone from RA to RF-12, RF-12C, and RF-9 in order to allow subdivision into 48 single family small lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on properties located at 61 - 170 Street and 64 - 170 Street.

The applicant is proposing:

- a partial NCP amendment from Urban Single Family (6 upa) and Detention Pond to Single Family Residential Flex; and
- a rezoning from RA to RF-12, RF-12C, and RF-9

in order to permit the development of 48 single family small lots, comprising 18 RF-12 lots, 3 RF-12C lots with coach houses, and 27 RF-9 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 Higginbotham
 Seconded by Councillor Gill
 That:

1. a By-law be introduced to rezone the portion of the property shown as "Block A" on Appendix XI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000); to rezone the portion of the property shown as "Block C" on Appendix XI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000); and to rezone the portion of the property shown as "Block B" on Appendix XI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) endorsement from senior government environmental agencies;
 - (e) final resolution of Transport Canada (Nav Canada) issues related to the adjacent telecommunications antennae/beacon site at 103 - 171 Street, including possible lot and building restrictions;
 - (f) completion of the transfer of parkland in excess of 5% to the City in accordance with the Douglas NCP to the satisfaction of the Parks, Recreation & Culture Department;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) submission of a finalized landscaping plan and park edge treatment for the design of proposed residential lots along the future park, and a landscaping cost estimate to the specifications and satisfaction of the City for any required upgrading along the park areas;
 - (i) the applicant to address the shortfall in tree replacement; and
 - (j) registration of a Section 219 Restrictive Covenant to specifically prohibit side-by-side, double-car garages on proposed narrow, front-accessed RF-12 lots.

4. Council pass a resolution to amend the Douglas NCP to redesignate a portion of the lands from "Urban Single Family (6 upa)" and "Detention Pond" to "Single Family Residential Flex" when the project is considered for final adoption (Appendix XII).

RES.R07-2278

Carried with Mayor Watts, Councillors Steele, Villeneuve, and Hepner against.

RES.R07-2279 It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16443" pass its first reading.
Carried with Mayor Watts, Councillors
Steele, Villeneuve and Hepner against.

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

RES.R07-2280 It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16443" pass its second reading.
Carried with Mayor Watts, Councillors
Steele, Villeneuve and Hepner against.

RES.R07-2281 It was then Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16443" be held at the
City Hall on September 10, 2007, at 7:00 p.m.
Carried with Mayor Watts, Councillors
Steele, Villeneuve and Hepner against.

SURREY CITY CENTRE/WHALLEY

21. **7904-0250-00**
10564 - 125B Street, 10543/55 - 127 Street
CitiWest Consulting Ltd./
Surinder Singh Hayre, Shinderpal Kaur Hayre
697122 B.C. Ltd.,
Director Information:
Kalvinder S. Bassi
Pranpal Dhaliwal
Sawinder S. Hayre
Jasvir Manget
Amarjit Singh Toor
Officer Information: (as at June 9, 2006)
Kalvinder S. Bassi (President)
Sawinder S. Hayre (Secretary)
 Development Variance Permit
*Development Variance Permit to allow relaxation of a rear yard setback,
 relaxation of front yard setbacks, and variance to increase boulevard width, to
 permit subdivision into approximately 10 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 10564 - 125B Street, 10543/55 - 127 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - reduce the rear yard setback of the RF Zone for the existing house on proposed Lot 1 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - reduce the front yard setback of the RF Zone for proposed Lots 3, 4 and 5 from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and
 - vary the boulevard width in the Subdivision By-law for a portion of 126 Street, from 4.25 metres (14 ft.) to varying widths up to 16.0 metres (52.5 ft.)

in order to allow subdivision into approximately ten (10) single family lots.

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill

- That:
1. Council approve Development Variance Permit No. 7904-0250-00, (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone for the existing house on proposed Lot 1 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - (b) to reduce the minimum front yard setback of the RF Zone for proposed Lots 3, 4 and 5 from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and
 - (c) to vary boulevard width in drawing SSD-R.4 of the supplementary standard drawings of the Subdivision and Development By-law for a portion of 126 Street from 4.25 metres (14 ft.) to varying widths up to 16.0 metres (52.5 ft.).

Before the question was put it was:

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve

That Development Variance Permit

No. 7904-0250-00, be tabled to September 10 for the staff to provide a proper of review of opportunities and constraints in terms of preserving trees and sensitivity to the steep slopes in the area of 128 – 125B Streets, and Old Yale Road to 104A Avenue.

RES.R07-2282

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL**CLOVERDALE/CLAYTON****22. 7907-0169-00****5330 - 180 Street****David Moffatt, c/o Parrish & Helmbecker Ltd./Southern Railway of BC Ltd.**

Development Permit/Development Variance Permit

Development Permit for an agricultural buffer. Development Variance Permit to relax various Zoning By-law requirements.

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 5330 - 180 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the minimum south side yard setback of the IL Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - to increase the maximum height of an accessory structure of the IL Zone from 9.0 metres (30 ft.) to 23 metres (75 ft.);
 - to increase the maximum height of outdoor storage of stacked containers of the IL Zone from 3.5 metres (12 ft.) to 10.2 metres (33.3 ft.) to a maximum height of 3 stacked containers;
 - to delete the screening of outside storage of the IL Zone and require a 1.8 metre (6 ft.) fence; and
 - to reduce the minimum size of a building of Part 4 General Provisions from 100 square metres (1,075 sq.ft.) to 45 square metres (484 sq.ft.)

in order to permit the installation and operation of grain distribution equipment.

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

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

1. Council authorize staff to draft Development Permit No. 7907-0169-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7907-0169-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of Part 48 Light Impact Industrial Zone (IL) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (b) to increase the maximum height of an accessory structure of Part 48 Light Impact Industrial Zone (IL) from 9.0 metres (30 ft.) to 23 metres (75 ft.);
 - (c) to increase the maximum height of outdoor storage of Part 48 Light Impact Industrial Zone (IL) from 3.5 metres (12 ft.) to 10.2 metres (33.3 ft.) to a maximum height of 3 stacked containers;
 - (d) to delete the screening of outside storage of Part 48 Light Impact Industrial Zone (IL) and require a minimum 1.8 metre (6 ft.) fence; and
 - (e) to reduce the minimum size of a building of Part 4 General Provisions from 100 square metres (1,075 sq. ft.) to 45 square metres (484 sq. ft.).
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) issuance of Development Variance Permit No. 7907-0169-00.

RES.R07-2283

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

- 23. 7907-0013-00
5590 - 152 Street
Richard Coulter/Panarama Park Investment Group Ltd.
Rezoning/Development Permit**

Rezone from IA to CD and Development Permit to allow the development of an industrial business centre, including limited commercial uses.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 5590 - 152 Street.

The applicant is proposing:

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

in order to permit the phased development of a industrial business centre, including limited commercial uses, comprising eight (8) stand-alone buildings in phase 1, and 1 additional building in a future phase, with a total floor area of approximately 11,798 square metres (127,000 sq. ft.).

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

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That:

1. a By-law be introduced to rezone the property from "Agro-Industrial Zone (IA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0013-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) finalization of the Traffic Impact Study and resolution of all related issues to the satisfaction of the City and Ministry of Highways;

- (e) registration of a statutory right-of-way for public passage and cross easements for shared parking and access between the proposed lots;
- (f) submission of an acceptable tree survey and a statement regarding tree preservation;
- (g) resolution of outstanding design issues; and
- (h) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

4. Council pass a resolution to amend the East Panorama Ridge Local Area Plan to redesignate the land from "Agro-Industrial" to "Business Park/Commercial".

RES.R07-2284

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16444" pass its first reading.

RES.R07-2285

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16444" pass its second reading.

RES.R07-2286

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16444" be held at the
 City Hall on September 10, 2007, at 7:00 p.m.

RES.R07-2287

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

- 24. **7907-0152-00**
6135 - 146 Street
Clarence Arychuk, Hunter Laird Engineering Ltd./Ashiq Ali Din,
Nazir Ahmad and Karamud Din
Rezoning

Rezone the property at 6135 - 146 Street from RA to RF-12 to permit subdivision into approximately 23 single family small lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6135 - 146 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into approximately 23 single family small lots, in conjunction with portions of the properties at 6105 - 145A Street and 6119 - 146 Street, which are already zoned RF-12.

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 Gill
That:

1. a By-law be introduced to rezone the property at 6135 - 146 Street from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R07-2288

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16445" pass its first reading.

RES.R07-2289

Carried

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

It was
 No. 12000, Amendment By-law, 2007, No. 16445" pass its second reading.
 RES.R07-2290

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

It was then
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16445" be held at the
 City Hall on September 10, 2007, at 7:00 p.m.
 RES.R07-2291

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of July 23, 2007 were considered and dealt with as follows:

Item No. L008 Royal Heights Park Delegation - Request for
 Zoning Changes
 File: 4520-01

The Acting General Manager of Planning & Development submitted a report to review the rezoning request made by the Royal Heights Park Group when they appeared as a delegation before Council on June 11, 2007; and recommend a process to determine the level of neighbourhood support for this rezoning, prior to reporting back to Council on this matter.

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. Endorse the neighbourhood consultation process outlined in this report as the basis for determining the level of support in the neighbourhood for revised zoning provisions for the lots in the area;
3. Direct staff to report back to Council with the results of the neighbourhood consultation process, including the related survey results; and

4. Instruct the City Clerk to forward a copy of this report and the related Council resolution to representatives of the Royal Heights Park Group who appeared before Council.

RES.R07-2292

Carried

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 74 Amendment By-law, 2003, No. 14958"

7902-0142-00 - 419697 B.C. Ltd., (Director Information: Mohinder Samra and Amritpal Gill), 667980 BC Ltd., (Director Information: Rajinder Chahal, Kuldip Dhaliwal, Jagdip Dhaliwal, Raghbir Dhatt, Gurdial Uppal)
c/o Arvind Nair and c/o Sukhi Sandhu

To authorize the redesignation of portions of the properties located at 7685 and 7727 - 120A Street, and 7664 - 120 Street from "Multiple Residential (RM)" to "Commercial (COM)".

Approved by Council: March 3, 2003

This by-law is proceeding in conjunction with By-law 14959.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 74 Amendment By-law, 2003, No. 14958" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R07-2293

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14959"

7902-0142-00 - 419697 B.C. Ltd., (Director Information: Mohinder Samra and
 Amritpal Gill), 667980 BC Ltd., (Director Information:
 Rajinder Chahal, Kuldip Dhaliwal, Jagdip Dhaliwal,
 Raghbir Dhatt, Gurdial Uppal)
 c/o Arvind Nair and c/o Sukhi Sandhu

RF (BL 12000) and CD (BL 12037) to CD (BL 12000) -
 7664 - 120 Street, 7685 and 7727 - 120A Street - to permit the
 development of a 6,169 m² (66,400 sq. ft.) community commercial plaza
 and a 24-unit townhouse complex.

Approved by Council: March 3, 2003

This by-law is proceeding in conjunction with By-law 14958.

Note: Development Permit (7902-0142-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(a).

Note: The Public Hearing on this application was held on April 7, 2003. 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 9, 2007 in by-law
 back-up) the reason for the delay in bringing this application to Final Adoption
 was due to delay in resolution of servicing issues that impeded the progress of this
 project.

* In addition, Planning & Development advise that it is now in order for Council to
 pass a resolution amending the Scott Road Corridor Study to redesignate the site
 from "Multiple Residential" to "Retail Commercial".

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend the Scott Road Corridor
 Study to redesignate the site from "Multiple Residential" to "Retail Commercial".

RES.R07-2294

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14959" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-2295

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0142-00**
Ankenman Associates Architects and Sukhi Sandhu/
667980 BC Ltd. and 419697 B.C. Ltd.
7664 - 120 Street & 7685/7727 - 120A Street

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

"That Development Permit No. 7902-0142-00 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 14959 under Item H.2.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Permit
No. 7902-0142-00 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.R07-2296

Carried

J. OTHER BUSINESS

1. Mayor Watts requested that the applicant of application 7905-0120-00 be
requested to review the retention of the 524 trees on the subject property prior to
the September 10 Public Hearing.

K. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R07-2297

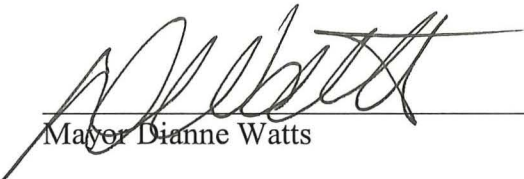
Carried

The Regular Council- Land Use meeting adjourned at 5:57 p.m.

Certified Correct:



Marg Jones, City Clerk



Mayer Dianne Watts