



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, SEPTEMBER 10, 2007
Time: 3:43 p.m.

Present:

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

Absent:

Councillor Martin

Councillors Entering Meeting as Indicated:

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. 7906-0359-00
17255 and 17341 Highway No. 10 (56 Avenue)
Rick Johnson, c/o Rimark Consulting Services/
Highway 10 Furniture Park Ltd.

NCP Amendment from Industrial and Urban Single Family to Highway Commercial

Rezoning from IL to CD (based on CHI)

Development Permit/Development Variance Permit

in order to permit the development of a retail power centre.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 17255 and 17341 Highway No. 10.

PROPOSAL

- **NCP Amendment** from Industrial and Urban Single Family to Highway Commercial;
- **Rezoning** from IL to CD (based on CHI);
- **Development Permit**; and

- **Development Variance Permit**

in order to permit the development of a retail power centre.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner
That:

1. a By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" (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. 7906-0359-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7906-0359-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) Section 27(2)(e) of Part 5 of Sign By-law, 1993, No. 13656 to permit a fascia sign above the roof line of the building face for Building C.
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) approval from the Ministry of Transportation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) registration of a statutory right-of-way for public right-of-passage to allow for connection through the site from 172 Street to 57 Avenue for vehicles and pedestrians;

- (g) registration of an access easement with the property located to the east at 17395 Highway No. 10; and
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

5. Council pass a resolution to amend the Cloverdale Town Centre Land Use Plan to redesignate the land from Industrial and Urban Single Family to Highway Commercial when the project is considered for final adoption.

RES.R07-2402

Carried with Councillors Bose, and Villeneuve against.

It was

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

No. 12000, Amendment By-law, 2007, No. 16452" pass its first reading.

RES.R07-2403

Carried with Councillors Bose and Villeneuve against.

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

It was

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

No. 12000, Amendment By-law, 2007, No. 16452" pass its second reading.

RES.R07-2404

Carried with Councillors Bose and Villeneuve against.

It was then

Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16452" be held at the City Hall on October 1, 2007, at 7:00 p.m.

RES.R07-2405

Carried

NEWTON

2. **7907-0240-00**

7488 King George Highway

Nenad Basanovic, Studio One Architecture Inc./King's Cross Shopping Centre Ltd.

Development Permit/Development Variance Permit

in order to permit signage improvements for a new tenant and to coordinate future fascia signs for the King's Cross Shopping Centre.

The 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.

PROPOSAL

- **Development Permit**
- **Development Variance Permit**

in order to permit signage improvements for a new tenant and to coordinate future fascia signs for the King's Cross Shopping Centre.

The 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 authorize staff to draft Development Permit No. 7907-0240-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0240-00, (Appendix III) varying the Sign By-law (No. 13656) as follows to proceed to Public Notification:
 - (a) to permit two (2) additional fascia signs on Building B for a future tenant in the corner unit; and
 - (b) to permit up to seventeen (17) fascia signs to extend above the roofline on parapets in various locations of Buildings B, C, D, F₁, F₂ and G.

RES.R07-2406

Carried

3. **7907-0122-00**
8140 - 120 Street
Arnold Sibling, Arten Investments/Scott Road Centre Inc., Inc. No. 796414
Development Permit
in order to permit the redevelopment of a 3,487 sq. m. (37,532 sq .ft.) commercial building into a multi-tenant shopping plaza.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 8140 - 120 Street.

PROPOSAL

- **Development Permit**

in order to permit the redevelopment of a 3,487 sq.m. (37,532 sq.ft.) commercial building into a multi-tenant shopping plaza.

The 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. 7907-0122-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R07-2407

Carried

4. **7996-0076-04**
7177 - 152 Street
Larry Hardisty, Chevron Canada Ltd./Chevron Canada Ltd.
Development Variance Permit
in order to vary the height of a gas station canopy.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 7177 - 152 Street.

PROPOSAL

- **Development Variance Permit**

in order to vary the height of a gas station canopy.

The 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. 7996-0076-04, (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary the maximum canopy height of the CD Zone allowed from 6.0 metres (19.7 ft.) to 6.5 metres (21.3 ft.).

RES.R07-2408

Carried

- 5. **7901-0186-00**
14684 - 64 Avenue
Ernest Wood/Ernest D. Wood and Margaret E. Wood
Rezoning from IA to IL
in order to permit future industrial development.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 14684 - 64 Avenue.

PROPOSAL

- **Rezoning** from IA to IL

in order to permit future industrial development.

The 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 subject site from "Agro-Industrial Zone (IA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issue 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; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R07-2409

Carried

The 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 subject site from "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7906-0439-00 in accordance with the attached drawings (Appendix II).
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) approval from the Ministry of Transportation;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) registration of a Section 219 Restrictive Covenant to allow the canopy of heritage oak trees to be planted on the boulevard to encroach onto the subject site.

RES.R07-2413 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16454" pass its first reading.

RES.R07-2414 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. 16454" pass its second reading.

RES.R07-2415 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. 16454" be held at the City Hall on October 1, 2007, at 7:00 p.m.

RES.R07-2416

Carried

SURREY CITY CENTRE/WHALLEY

7. **7907-0147-00**

13624 - 108 Avenue

Richard Petruska, Dalex Management (Surrey) Inc./C.G. Punjani

Investments Ltd., Inc. No. 598555

Development Permit

in order to permit the exterior renovations of an existing commercial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13624 - 108 Avenue.

PROPOSAL

- **Development Permit**

in order to permit the exterior renovations of an existing commercial building.

The 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 Council approve the attached

Development Permit No. 7907-0147-00 (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.R07-2417

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

8. **7907-0054-00**

Portion of 6970 - 192 Street

Eric Aderneck, Aplin & Martin Consultants Ltd./Karen Rosenburg

Rezoning of a portion of the lot from RA to RF-9C

in order to allow subdivision into 45 single family lots and 1 remainder lot.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located on a portion of 6970 - 192 Street.

PROPOSAL

- **Rezoning** of a portion of the property from RA to RF-9C

in order to allow subdivision into 45 single family lots and 1 remainder lot.

The 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 a portion of the property (Block A as shown on the Survey Plan) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) (Appendix I).
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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant on proposed Lots 37 to 45 to require a minimum front yard setback of 7.5 metres (25 ft.);
 - (f) submission of a landscape plan and cost estimate for the 3-metre (10 ft.) wide buffer along 192 Street for proposed Lots 37 to 45;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 37 to 45 to secure the required landscaping within the buffer area along 192 Street; and

- (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 45 until future consolidation with the adjacent property at 6938 - 192 Street.

RES.R07-2418

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16455" pass its first reading.

RES.R07-2419

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. 16455" pass its second reading.

RES.R07-2420

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. 16455" be held at the
 City Hall on October 1, 2007, at 7:00 p.m.

RES.R07-2421

Carried

- 9. 7905-0230-00
 19109 - 72 Avenue
 Genevieve Bucher, McElhanney Consulting Services/BBC Development Ltd.,
 Inc. No. 694548**
 OCP Amendment from Suburban to Urban/Rezoning from RA to RF-12 and RF-9
*in order to allow subdivision into approximately 21 small lots with a remainder
 portion.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on property located at 19109 - 72 Avenue.

PROPOSAL

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF-12 and RF-9

*in order to allow subdivision into approximately 21 small lots with a remainder
 portion.*

The 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 amend the Official Community Plan by redesignating the subject site 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 shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and Block B 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 (Appendix I).
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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R07-2422 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 191 Amendment By-law 2007, No. 16456" pass its first reading.

RES.R07-2423 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. 191 Amendment By-law 2007, No. 16456" pass its
 second reading.

RES.R07-2424 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. 191 Amendment By-law 2007,
 No. 16456" be held at the City Hall on October 1, 2007, at 7:00 p.m.

RES.R07-2425 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16457" pass its first reading.

RES.R07-2426 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. 16457" pass its second reading.

RES.R07-2427 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. 16457" be held at the
 City Hall on October 1, 2007, at 7:00 p.m.

RES.R07-2428 Carried

NEWTON

10. **7907-0099-00**
12598 - 62 Avenue
Eric Aderneck, Aplin & Martin Consultants Ltd./Kuldeep Singh Sekhon and
Nasib Kauri Sekhon
 Restrictive Covenant Amendment
in order to permit the development of a larger single family dwelling.

The General Manager of Planning & Development submitted a report concerning
 an application for a Restrictive Covenant Amendment on property located at
 12598 - 62 Ave.

PROPOSAL

- **Restrictive Covenant Amendment**

in order to permit the development of a larger single family dwelling.

The 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 Gill
That:

1. Council approve the applicant's request to amend the requested Section 219 Restrictive Covenant to reduce the required 5.0 metre (16 ft.) setback from the BC Hydro right-of-way to 3.0 metres (10 ft.).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) registration of a Section 219 Restrictive Covenant requiring specific modifications (electrical outlets, hoses) as per BC Hydro Requirements.

RES.R07-2429

Carried

SOUTH SURREY**11. 7907-0247-00****12318 Sullivan Street**

Agent/Owners: Charlene J. Smith

Development Variance Permit

in order to vary the floodplain elevation for a new dwelling and vary the front yard setback for a detached garage.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12318 Sullivan Street.

PROPOSAL

- **Development Variance Permit**

in order to vary the floodplain elevation for a new dwelling and vary the front yard setback for a detached garage.

The 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. 7907-0247-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback for Accessory Buildings of the RF Zone from 18.0 metres (60 ft.) to 15.1 metres (49.5 ft.); and
 - (b) to vary the minimum floodplain elevation requirements from 0.6 metres (2 ft.) to 0.3 metres (1.0 ft.) geodetic.
2. Council instruct staff to resolve the following issue 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.

RES.R07-2430

Carried

12. **7907-0039-00**
2607 - 137 Street
Darren Braun, McElhanney Consulting Services Ltd./
0741000 BC Ltd.

Director Information:**Eleanor Chan****Bill Shiu Wai Wan****No Officer Information Filed**

Rezoning from RA to RH-G/Development Variance Permit
in order to allow subdivision into 2 half-acre gross density lots with a reduction in lot width and minimum side yard setback requirements.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 2607 - 137 Street.

PROPOSAL

- **Rezoning** from RA to RH-G
- **Development Variance Permit**

in order to allow subdivision into 2 half-acre gross density lots with a reduction in lot width and minimum side yard setback requirements.

The 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 subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) and set a date for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0039-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RH-G Zone from 3.0 metres (9.8 ft.) to 2.1 metres (6.9 ft.) on the south side and 2.3 metres (7.5 ft.) on the north side of Lot 2 for an existing building; and
 - (b) to reduce the minimum lot width of the RH-G Zone from 30 metres (98 ft.) to 25.5 metres (84 ft.) for Lot 2.
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) final endorsement from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (e) registration of a Section 219 Restrictive Covenant and Statutory Right-of-Way for a portion of the lots within the protected riparian area.

RES.R07-2431

Carried

in order to allow subdivision into four (4) single family small lots.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to amend the Official Community Plan by redesignating the subject site from "Suburban" to "Urban" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant restricting the location and profile of driveways on 164 Street and prescribing specific tree protection and landscaping treatment for lots along 164 Street in accordance with the NCP;

- (f) registration of a Section 219 Restrictive Covenant for "no build" for portions of the lots to be redeveloped and subdivided in the future in conjunction with adjacent properties; and
- (g) applicant address the shortfall in tree replacement.

RES.R07-2435

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 192 Amendment By-law 2007, No. 16459" pass its first reading.

RES.R07-2436

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. 192 Amendment By-law 2007, No. 16459" pass its second reading.

RES.R07-2437

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. 192 Amendment By-law 2007, No. 16459" be held at the City Hall on October 1, 2007, at 7:00 p.m.

RES.R07-2438

Carried

It was

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

No. 12000, Amendment By-law, 2007, No. 16460" pass its first reading.

RES.R07-2439

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. 16460" pass its second reading.

RES.R07-2440

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. 16460" be held at the
 City Hall on October 1, 2007, at 7:00 p.m.

RES.R07-2441

Carried

SURREY CITY CENTRE/WHALLEY

- 14. 7906-0391-00**
12256 - 98 Avenue
Gary Orr Ventures/Cedar Hills Pentecostal Lighthouse Church
 Development Variance Permit
in order to permit the expansion of an existing church.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12256 - 98 Avenue.

PROPOSAL

- **Development Variance Permit**

in order to permit the expansion of an existing church.

The 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 Development
 Variance Permit No. 7906-0391-00, (Appendix IV) varying the following, to
 proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the PA-1 Zone from 7.5 metres (25 ft.) to 3.65 metres (12 ft.).

RES.R07-2442

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON

15. 7907-0088-00

18872 - 52 Avenue

Britco Construction Ltd./Butterworth's Investors Ltd.

Development Permit/Temporary Industrial Use Permit

to allow for the operation of a trucking company and interim parking of vehicles over 5,000 kg. G.V.W. prior to completion of the proposed industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit, and a Temporary Industrial Use Permit application on property located at 18872 - 52 Avenue.

PROPOSAL

- **Development Permit**
- **Temporary Industrial Use Permit**

to allow for the operation of a trucking company and interim parking of vehicles over 5,000 kg. G.V.W. prior to completion of the proposed industrial building.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7907-0088-00 in accordance with the attached drawings (Appendix III).
2. Council approve Temporary Industrial Use Permit No. 7907-0088-00 (Appendix VI) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to approval of the Development Permit:
 - (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) registration of a Section 219 Restrictive Covenant for the protection of the riparian area; and

- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.
4. Council instruct staff to resolve the following issues prior to approval of the Temporary Industrial Use Permit:
 - (a) submission of adequate security to ensure the vehicles are removed upon expiration of the Temporary Industrial Use Permit;
 - (b) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refuelling storage of waste petroleum fluids and vehicle maintenance and to prohibit the parking and storage of vehicles containing dangerous goods as defined by the Transport of Dangerous Goods Act; and
 - (c) registration of a Section 219 Restrictive Covenant for the protection of the riparian area.

RES.R07-2443

Carried**SOUTH SURREY****16. 7907-0223-00****15725 Croydon Drive****Art Phillips, Morgan Crossing Properties Ltd./****Morgan Crossing Properties Ltd.**

Development Permit

in order to permit the development of six (6) buildings in Phase 2 of the Morgan Crossing mixed-use lifestyle village centre.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15725 Croydon Drive.

PROPOSAL**• Development Permit**

in order to permit the development of six (6) buildings in Phase 2 of the Morgan Crossing mixed-use lifestyle village centre.

The 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. 7907-0223-00 (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.R07-2444

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

17. **7907-0193-00**
16555 Fraser Highway
Ding Torrijos, City of Surrey/City of Surrey
 Development Permit
*in order to allow the construction of an approximately 3,188 m² (34,315 sq. ft.)
 ice rink arena as an addition to the existing Surrey Sports & Leisure Complex.*

PROPOSAL

- **Development Permit**

in order to allow the construction of an approximately 3,188 m² (34,315 sq.ft.) ice
 rink arena as an addition to the existing Surrey Sports & Leisure Complex.

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Permit on property located at 16555 Fraser
 Highway.

The 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. 7907-0193-00 (Appendix II), 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.R07-2445

Carried

SOUTH SURREY

18. 7907-0192-00

14293 Crescent Road**Deana Grinnell, Park Lane Homes /Park Lane Ventures (Elgin) Ltd.**

Rezoning by CD By-law Amendment/Development Variance Permit/

Heritage Alteration Permit

in order to allow subdivision into 1 new bare land strata lot along Crescent and Elgin Roads and to relax the front yard for a column encroachment.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, a Development Variance Permit application, and an application for a Heritage Alteration Permit on property located at 14293 Crescent Road.

PROPOSAL

- **Rezoning** by CD By-law Amendment from RA to CD (By-law No. 15795);
- **Development Variance Permit**; and
- **Heritage Alteration Permit**

in order to allow subdivision into 1 new bare land strata lot along Crescent and Elgin Roads and to relax the front yard for a column encroachment.

The 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 subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 15795) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0192-00 (Appendix VII) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the CD Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for a column or post only.
3. Council approve Heritage Alteration Permit No. 7907-0192-00 (Appendix VIII) to proceed to Public Notification.
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) input 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant for "no build" on the common property and the buffer area along Crescent Road.

5. Council pass a resolution to amend King George Highway Corridor Local Area Plan to redesignate the land from Clustering at Urban Single Family Density (8 upa) to Single Family Residential (6 upa).

RES.R07-2446

Carried

AMENDED
OCT. 1, 2007
RES. R07-2651

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16461" pass its first reading.

RES.R07-2447

2005, No. 15795, AMENDMENT BY-LAW, Carried

AMENDED
OCT. 1, 2007
RES. R07-2651

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. 16461" pass its second reading.

RES.R07-2448

2005, No. 15795, AMENDMENT BY-LAW, Carried

AMENDED
OCT. 1, 2007
RES. R07-2651

It was then

Moved by Councillor Hunt
Seconded by Councillor Steele

By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16461" be held at the City Hall on October 1, 2007, at 7:00 p.m.

Carried

2005, NO. 15795, AMENDMENT BY-LAW,

RES.R07-2449

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

19. 7907-0237-00

7127 King George Highway

Baldev Nijjer/Arzoo Enterprises Ltd.

OCP Amendment/Temporary Use Permit

in order to allow for temporary auto repair, car detailing or tile retail uses on the site.

The 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 7127 King George Highway.

PROPOSAL

- **OCP Amendment; and**
- **Temporary Use Permit**

in order to allow for temporary auto repair, car detailing or tile retail uses on the site.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner
That:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Use 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 Use Permit No. 7907-0237-00 (Appendix III) 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;
 - (b) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) resolution of final signage and detailed landscaping issues.

RES.R07-2450

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 78 Amendment By-law 2007, No. 16462" pass its first reading.

RES.R07-2451

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. 78 Amendment By-law 2007, No. 16462" pass its second reading.

RES.R07-2452

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. 78 Amendment By-law 2007, No. 16462" be held at the City Hall on October 1, 2007, at 7:00 p.m.

RES.R07-2453

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

1. **George Tsoiasue**
Clayton Property Owners Association (CPOA)
File: 6520-20 EC; 0550-20-10

This item was dealt with later in the meeting.

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13646"

7998-0259-00 - Zebra Express Ltd. (Ali Aliverdi), c/o Ankenman Associates
Architects Inc. (Mark Ankenman)

C-8 (BL 12000) to CD (BL 12000) - 16066 - 84 Avenue - to allow town
centre commercial uses and one dwelling unit for a caretaker's suite.

Approved by Council: February 1, 1999

- * Planning & Development advise that (see memorandum dated September 5, 2007 in by-law back-up) By-law No. 13646 should be filed as the application has been inactive for eight years. Several attempts to contact the applicant regarding outstanding requirements were made (as outlined in the memo in by-law back-up).

It was

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

No. 12000, Amendment By-law, 1999, No. 13646" be filed.

RES.R07-2454

Carried

FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15865"

7905-0163-00 - City of Surrey, c/o Joanne McCurdy, Realty Services Division

RA to C-4 (BL 12000) - Portions of 6416 - 192 Street and 64 Avenue,
Portion of city property purchased for 64 Avenue road widening - to allow
consolidation of the portions of land and road with the adjoining
commercial property to the immediate south at 19209 Fraser Highway.

Approved by Council: November 7, 2005

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15865" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-2455

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14830"

7901-0321-00 - Christian School Association of Surrey, Inc.,
c/o Field & Marten Associates Inc.

RA (BL 12000) to PA-2 (BL 12000) - Portion of 8930 - 162 Street - to
permit the development of a school playing field.

Approved by Council: October 21, 2002

Note: The Public Hearing on this application was held on November 18, 2002.
As more than two years have passed since the Public Hearing, Council
may wish to hold a new Public Hearing.

- * Planning & Development advise that (see memorandum September 4, 2007 in
by-law back-up) the reason for the delay in bringing this application to Final
Adoption was due to the applicant proceeding with acquiring the property
adjacent to the subject site for the future relocation of a school.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14830" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-2456

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16064"
 7905-0020-00 - BPRT Holdings Ltd., c/o Rositch Hemphill Architects
 (Bryce Rositch)

RA to RM-30 (BL 12000) - Portion of 19519 - 68 Avenue - to allow the construction of approximately 230 townhouse units on 3 lots in East Clayton.

Approved by Council: July 10, 2006

Note: A Development Variance Permit (7905-0020-00) on the site is to be considered for Final Approval, as amended under Clerk's Report, Item I.2.

Note: A Development Permit (7905-0020-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c).

- * Planning & Development advise that (see memorandum dated September 5, 2007 in by-law back-up) By-law 16064 received Third Reading, as amended on April 30, 2007. Following successful registration of the subdivision plans at Land Title Office, Lot 127 (the subject site) was created which resulted in a new legal description and civic address. As a result, Council is requested to rescind third reading of By-law 16064 and amend the by-law to reflect the new legal description and civic address and delete the existing Survey Plan.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That Council rescind Resolution R07-1315
 of the April 30, 2007 Regular Council-Land Use Minutes passing Third Reading, as amended of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16064".

RES.R07-2457

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16064" as follows:

- a) Section 1 is amended by deleting the description of land and inserting the following:
 "Parcel Identifier: 027-133-745
 Lot 127 Section 15 Township 8 New Westminster District Plan BCP31093
 (19505 - 68A Avenue)"

- b) Delete Schedule A.

RES.R07-2458

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16064" pass its third reading, as
 amended.
 RES.R07-2459 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16064" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R07-2460 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16378"
 7906-0304-00 - 0790216 B.C. Ltd., c/o Salikan Architecture Inc. (Robert Salikan)

A-1 to RM-30 (BL 12000) - 15609 - 32 Avenue - to permit the
 development of a 25-unit townhouse project.

Approved by Council: April 16, 2007

Note: A Development Permit (7906-0304-00-00) on the site is to be considered
 for Final Approval under Clerk's Report, Item I.1(d).

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16378" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R07-2461 Carried

MISCELLANEOUS

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16435"
 7907-0005-00 - Mosaic Clayton West Holdings Ltd., c/o Mosaic Homes
 (Ted Dawson)

RF-9 and RA to CD (based on RM-30) - 18879/18891/18927/18959 and
 18969 - 72 Avenue - to permit the construction of approximately
 97 townhouse units with limited commercial uses in approximately 19 of
 the dwelling units (Block A) in the East Clayton-North Extension area.

Approved by Council: July 23, 2007

- * Planning & Development advise that (see memorandum dated September 5, 2007 in by-law back-up) at the July 23, 2007 Regular Council-Land Use meeting, By-law 16435 received first and second reading and is scheduled for Public Hearing on September 10, 2007. Council is advised that By-law 16435 contained a typographical error in the proposed CD Zone. Specifically, under B.2 Permitted Uses, the term Block B was inadvertently indicated instead of the term Block A. The rest of the proposed CD Zone is in order. The public has been duly notified of this typographical error when the by-law was publicized prior to the scheduled Public Hearing. Therefore, it is in order for Council to rescind and amend second reading of By-law 16435. The amended By-law may proceed to Public Hearing as scheduled.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That Council rescind Resolution R07-2247
 of the July 23, 2007 Regular Council-Land Use Minutes passing Second Reading
 of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,
 No. 16435".

RES.R07-2462

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That Council amend "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16435" in Section B.2
 Permitted Uses as shown in Appendix I attached to memorandum in by-law
 backup.

RES.R07-2463

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16435" pass its second reading, as
 amended.

RES.R07-2464

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0343-00**
545263 B.C. Ltd.
c/o Minten & Stewart Architecture
 14333 - 104 Avenue

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

"That Development Permit No. 7906-0343-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: Development Permit No. 7906-0343-00 is in conjunction with Development Permit No. 7906-0343-01 under Clerk's Report, Item I.1(b).

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Development Permit
No. 7906-0343-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-2465 Carried

- (b) **Development Permit No. 7906-0343-01**
545263 B.C. Ltd.
c/o Minten & Stewart Architecture
14333 - 104 Avenue

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

"That Development Permit No. 7906-0343-01 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: Development Permit No. 7906-0343-01 is in conjunction with Development Permit No. 7906-0343-00 under Clerk's Report, Item I.1(a).

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Development Permit
No. 7906-0343-01 be approved that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-2466 Carried

- (c) **Development Permit No. 7905-0020-00**
Mr. Walter Thorneloe, Belma Carra Developments Ltd.
BPRT Holdings Ltd.
19505 - 68A Avenue

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

"That Development Permit No. 7905-0020-00 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. 16064 under Item H.4.

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

No. 7905-0020-00 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.R07-2467

Carried

- (d) **Development Permit No. 7906-0304-00**
0790216 BC Ltd.
Robert Salikan, Salikan Architecture Inc.
15609 - 32 Avenue

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

"That Development Permit No. 7906-0304-00 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 16378 under Item H.5.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Development Permit
 No. 7906-0304-00 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.R07-2468

Carried

2. Development Variance Permit No. 7905-0020-00

Memorandum from the Manager, Area Planning & Development -
 North Division, Planning & Development advising that as a result of an
 amendment to By-law 16064, Council is requested to pass a resolution to rescind
 RES.R06-1856 which gave final approval to Development Variance Permit
 No. 7905-0020-00.

Council is further requested to pass a resolution to amend Development Variance
 Permit No. 7905-0020-00 as follows:

- "(a) by deleting Clause 4.(b) in its entirety; and
- (b) to pass a resolution approving Development Variance Permit
 No. 7905-0020-00, as amended."

Note: See By-law 16064 under Item H.4.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Council rescind RES.R06-1856 which
 gave final approval to Development Variance Permit No. 7905-0020-00.

RES.R07-2469

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Council amend Development Variance
 Permit No. 7905-0020-00 as follows:

- "(a) by deleting Clause 4.(b) in its entirety.

RES.R07-2470

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Development Variance Permit
No. 7905-0020-00 be approved as amended, 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, as amended.

RES.R07-2471

Carried**E. DELEGATIONS (continued)****1. George Tsoiasue
Clayton Property Owners Association (CPOA)
File: 6520-20 EC; 0550-20-10**

George Tsoiasue, Clayton Property Owners Association (CPOA) was in attendance to provide information regarding development of the East Clayton area. Ms. Gail Patterson, 7473 - 194 Street was in attendance and provided the following comment:

- 72nd and 194 there are 18 acres and in the month December 2000 and January 2001 a plan submitted and was rejected by the community.
- While we were resisting the original plan that was put before Council the developer formed a new company, sold 120 lots for partnerships in the company, and still did not have 3rd reading.
- There is a concern for the impact on the sewer system and the size and capacity of the sewer system. The sewer system requires changes or there will be a breakdown of the system. The sewer pipe needs to be 600 – 900 yards long, currently it is only 300 yards long. The dirt around the sewer pipe is clay will erode and the pipe will settle at a different angle than planned.
- The boundary lines were set at 74 Avenue and happened to be parallel to the property line of the developer's lot. All owners in the area have sold in the area and we could sell for much less.
- The 68 Avenue pumping station is already overloaded and will not hold any more of a load.

J. OTHER BUSINESS

K. ADJOURNMENT

It was

meeting do now adjourn.
RES.R07-2472

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

Carried

The Regular Council- Land Use meeting adjourned at 4:10 p.m.

Certified Correct:



City Clerk



Mayor