



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, DECEMBER 3, 2007  
Time: 3:38 p.m.

#### Present:

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

#### Absent:

Councillor Hunt

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

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

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### FLEETWOOD/GUILDFORD

1. 7907-0289-00  
15257 Fraser Highway  
Shirley Loo, Verde Enterprises Ltd./Verde Enterprises Ltd., Inc. No. 105533  
Development Permit  
*in order to permit the installation of a new free-standing sign.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15257 Fraser Highway.

#### PROPOSAL

#### Development Permit

*in order to permit the installation of a new free-standing sign.*

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 Villeneuve  
Seconded by Councillor Higginbotham  
That Council approve the attached

Development Permit No. 7907-0289-00 (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.R07-3015

Carried

**NEWTON**

**2. 7907-0194-00**

**8050 King George Highway**

**Gary Fry, Chercover Massie/Crystall Group Investments, Inc. No. 528142**

Development Permit/Development Variance Permit

*in order to permit the development of 3 commercial/ retail buildings with a total floor area of 2,174 square metres (23,400 sq. ft.) and to reduce the required north side yard setback from 7.5 metres to 0 metre.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 8050 King George Highway.

**PROPOSAL**

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

in order to permit the development of 3 commercial/ retail buildings with a total floor area of 2,174 square metres (23,400 sq.ft.) and to reduce the required north side yard setback from 7.5 metres to 0 metre

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 Steele  
Seconded by Councillor Villeneuve  
That:

1. Council authorize staff to draft Development Permit No. 7907-0194-00 in accordance with the attached drawings (Appendix V).
2. Council approve Development Variance Permit No. 7907-0194-00, (Appendix VI) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard (northerly) setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metre (0 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (c) registration of the amended reciprocal access agreements between the subject site and the sites to the north and south.

RES.R07-3016

Carried

3. **7907-0166-00**  
**5355 - 152 Street**  
**David O'Sheehan, The Abbarch Partnership Architects/693573 B.C. Ltd.**

**Director Information:**

**Connie Ashton**

**David J. Poggermiller**

**Ted R. Welter**

**Officer Information: (as at April 27, 2007)**

**Andrew Edmundson (Assistant Secretary)**

**Beverley G. Flynn (Secretary)**

**Asmena Jadavjee (Assistant Secretary)**

**Tom Johnson (Assistant Secretary)**

**Gregory A. Jones (Assistant Secretary)**

**Pamela Julie McLean (Treasurer)**

**Nick Moschella (Other Office(s))**

**Stephen Taylor (President)**

Development Permit/Development Variance Permit

*in order to permit the development of two multi-tenant industrial buildings and allow up to two (2) fascia signs on a non-premises frontage.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 5355 - 152 Street.

**PROPOSAL**

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

in order to permit the development of two multi-tenant industrial buildings and allow up to two (2) fascia signs on a non-premises frontage.

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 Steele  
Seconded by Councillor Gill  
That:

1. Council authorize staff to draft Development Permit No. 7907-0166-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0166-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary Part 5 Section 27 Sub-section 2(a) of the Sign By-law is varied to allow a maximum of two (2) fascia signs to be located on a non-premise frontage.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) approval from the Ministry of Transportation (MOT); and
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R07-3017

Carried

#### SURREY CITY CENTRE/WHALLEY

4. **7907-0224-00**  
**10155 King George Highway**  
**Selwyn Dodd, Iredale Group Architecture/Glen Developments Ltd.**  
**(Incorporation No. 80973)**  
Development Permit/Development Variance Permit  
*in order to permit the expansion of an existing bank and to permit one extra fascia sign.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10155 King George Highway.

#### **PROPOSAL**

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

in order to permit the expansion of an existing bank and to permit one extra fascia sign.

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 Villeneuve  
Seconded by Councillor Gill  
That:

1. Council file Development Permit No. 7905-0248-00 (Appendix V).
2. Council authorize staff to draft Development Permit No. 7907-0224-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7907-0224-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the number of fascia signs from one to four.
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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R07-3018

Carried

### RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

5. **7907-0090-00**  
**17912 Old Yale Road East**  
**Clarence Arychuk, Hunter Laird Engineering Ltd./Andreas and Georgia Krebs**  
**OCP Amendment of portions from Urban to Suburban and Suburban to Urban/NCP Amendment /Rezoning portions from A-1 to CD, RC and RF-12/Development Variance Permit**  
*in order to allow subdivision into approximately 98 single family lots in North Cloverdale West.*

The General Manager of Planning & Development submitted a report concerning an applications to amend the Official Community Plan, and NCP, a rezoning application, and a Development Variance Permit application on property located at 17912 Old Yale Road East.

### PROPOSAL

- **OCP Amendment** of portions from Urban to Suburban and Suburban to Urban
- **NCP Amendment** of portions from Half Acre Cluster (2 upa) and Single Family Residential to Half Acre Cluster (2 upa) and Small Lots
- **Rezoning** portions from A-1 to CD, RC and RF-12
- **Development Variance Permit** to vary house form, setbacks and fence height

in order to allow subdivision into approximately 98 single family lots in North Cloverdale West.

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 Gill  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to amend the Official Community Plan by redesignating portions of the subject site from Urban to Suburban and from Suburban to Urban (Appendix II) and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Block A of the subject site as shown on the Survey Plan (Appendix I) from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix III) and a date be set for Public Hearing.
4. a By-law be introduced to rezone Block B of the subject site as shown on the Survey Plan (Appendix I) from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and to rezone Block C of the subject site as shown on the Survey Plan (Appendix I) from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Cluster Residential Zone (RC)" (By-law No. 12000) and a date be set for Public Hearing.

5. Council approve Development Variance Permit No. 7907-0090-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to allow the maximum permitted floor area of a second storey for a principal building to exceed 80% of the floor area of the first storey including the attached garage of the RF-12 Zone;
  - (b) to reduce the rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 7;
  - (c) to allow the maximum height of a fence above a retaining wall not to exceed 1.5 metres (5 ft.); and
  - (d) to increase the maximum number of risers that may encroach within the required front yard building setback area of proposed Lots 37 - 50 inclusive, from 3 to 5.
  
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) input from Department of Fisheries and Oceans;
  - (d) submission of riparian improvement plan and the corresponding cost estimate to the specifications and satisfaction of the Department of Fisheries and Oceans;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) registration of a "no build" Restrictive Covenant on the proposed temporary RC lot.
  
7. Council pass a resolution to amend North Cloverdale West NCP from Half Acre Cluster (2 upa) and Single Family Residential to Half Acre Cluster (2 upa) and Small Lots when the project is considered for final adoption.

RES.R07-3019

Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 194 Amendment By-law 2007, No. 16496" pass its  
first reading.  
RES.R07-3020 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 194 Amendment By-law 2007, No. 16496" pass its  
second reading.  
RES.R07-3021 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 194 Amendment By-law 2007,  
No. 16496" be held at the City Hall on December 17, 2007, at 7:00 p.m.  
RES.R07-3022 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16497A" pass its first reading.  
RES.R07-3023 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16497A" pass its second reading.  
RES.R07-3024 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16497A" be held at the  
City Hall on December 17, 2007, at 7:00 p.m.  
RES.R07-3025 Carried





Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a revised Restrictive Covenant (Building Scheme) and discharge of the current Restrictive Covenant (Building Scheme) for 15945 - 107A Avenue; and
  - (c) approval from the Ministry of Transportation.

RES.R07-3029

Carried

It was

Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16498" pass its first reading.

RES.R07-3030

Carried

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

It was

Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16498" pass its second reading.

RES.R07-3031

Carried

It was then

Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16498" be held at the  
 City Hall on December 17, 2007, at 7:00 p.m.

RES.R07-3032

Carried

### SOUTH SURREY

7. **7906-0319-00**  
**17340 - 4 Avenue**  
**Coastland Engineering & Surveying Ltd./Pax Ventures Ltd., Inc.**  
**No. 0757351**  
 Partial OCP Amendment from Suburban to Urban;/Partial NCP  
 Amendment/Rezoning from RA to CD (based on RH-G and RF) and  
 RF-12/Development Permit

*in order to permit the development of two suburban ½ acre gross density lots, 5 urban single family transition lots and 16 RF-12 lots.*

The General Manager of Planning & Development submitted a report concerning applications to partially amend the Official Community Plan and the NCP, a rezoning application, and an application for a Development Permit on property located at 17340 - 4 Avenue.

### PROPOSAL

- **Partial OCP Amendment** from Suburban to Urban;
- **Partial NCP Amendment** from Suburban ½ Acre (2 upa) Strata and Urban Single Family (6 upa) Strata to Urban Single Family and Single Family Residential Flex (6 - 14.5 upa)
- **Rezoning** from RA to CD (based on RH-G and RF) and RF-12
- **Development Permit**

in order to permit the development of two suburban ½ acre gross density lots, 5 urban single family transition lots and 16 RF-12 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 Higginbotham

Seconded by Councillor Steele

That:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject sit, shown on the Survey Plan (Appendix XII) as Blocks 2 and 3, 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 a portion of the site shown on the Survey Plan (Appendix XII) as Blocks 1 and 2 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.
4. a By-law be introduced to rezone a portion of the subject site shown on the Survey Plan (Appendix XII) as Block 3 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.

5. Council authorize staff to draft Development Permit No. 7906-0319-00 for a landscape buffer along the ALR in accordance with the attached drawings (Appendix X).
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) 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) the applicant address the impact to Parks, Recreation and Culture facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 7 until future consolidation with the adjacent property to the east (17350 - 4 Avenue);
  - (g) registration of a Section 219 Restrictive Covenant to ensure installation and maintenance of the landscape buffer along 4 Avenue and to provide notice to future owners of agricultural practices and potential nuisances from the ALR;
  - (h) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 1, 2, 13 and 14;
  - (i) the applicant address tree replacement to the satisfaction of the City Landscape Architect; and
  - (j) demolition of existing house on proposed Lot 2.
7. Council pass a resolution to amend the Douglas NCP to redesignate the land from "Suburban ½ Acre (2 upa) Strata" and "Urban Single Family (6 upa) Strata" to "Urban Single Family (6 upa)" and "Single Family Residential Flex 16 - 14.5 upa" when the project is considered of final adoption (Appendix VIII).

RES.R07-3033

Carried with Councillor Villeneuve against

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 195 Amendment By-law 2007, No. 16499" pass its  
first reading.

RES.R07-3034 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 195 Amendment By-law 2007, No. 16499" pass its  
second reading.

RES.R07-3035 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 195 Amendment By-law 2007,  
No. 16499" be held at the City Hall on December 17, 2007, at 7:00 p.m.

RES.R07-3036 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16500A" pass its first reading.

RES.R07-3037 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16500A" pass its second reading.

RES.R07-3038 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16500A" be held at the  
City Hall on December 17, 2007, at 7:00 p.m.

RES.R07-3039 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16500B" pass its first reading.  
RES.R07-3040 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16500B" pass its second reading.  
RES.R07-3041 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16500B" be held at the  
City Hall on December 17, 2007, at 7:00 p.m.  
RES.R07-3042 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council recommend that staff review  
the layout of the subdivision with a view to saving more trees.  
RES.R07-3043 Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13817"

7999-0057-00 - Marall Homes Limited,  
c/o Lubor Trubka Associates Architects

CD (BL 11223 under BL 5942) to CD (BL 12000) - 7489 - 138 Street - to permit development of an 80-unit townhouse development.

Approved by Council: July 26, 1999

- \* Planning & Development advise that (see memorandum dated November 15, 2007 in by-law back-up) By-law No. 13817 should be filed as the application has been inactive for 3 years. A registered letter was sent to the applicant on October 11, 2007, advising that unless outstanding requirements were addressed within 30 days, the file would be closed. The applicant has not responded to the registered letter.

It was

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

No. 12000, Amendment By-law, 1999, No. 13817" be filed.

RES.R07-3044

Carried

FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16375"

7906-0448-00 - Charanjit Rattan and Inderjit Rattan,  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

RM-D to RF (BL 12000) - 9259 - 156 Street to allow subdivision into two single family residential lots.

Approved by Council: April 16, 2007

- \* Planning & Development advise that (see memorandum dated November 21, 2007 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16375" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R07-3045 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16289"

7906-0399-00 - Laakmann Enterprises Ltd., c/o Barnett Dembek Architects  
(Dave Walls)

RF to CD (BL 12000) - Portion of 13391 King George Highway - to  
permit the development of 16 townhouse units on a site in  
Surrey City Centre.

Approved by Council: February 26, 2007

**Note:** A Development Permit (7906-0399-00) on the site is to be considered for  
Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16289" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R07-3046 Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 182 Amendment  
By-law, 2007, No. 16376"

7906-0371-00 - Domani Homes (Fleetwood Inc.), Somal Properties Ltd.,  
c/o Legendary Development Group Inc.

To authorize the redesignation of the properties from Urban (URB) to Multiple  
Residential (RM) on the properties located at 8217, 8225, 8233, 8243 - 164 Street;  
16345 and 16365 - 82 Avenue; Portion of 16376 Fraser Highway and Portion of  
16366 Fraser Highway.

Approved by Council: April 16, 2007

This by-law is proceeding in conjunction with By-law 16377.



It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 182 Amendment By-law, 2007, No. 16376" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R07-3047

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16377"

7906-0371-00 - Domani Homes (Fleetwood Inc.), Somal Properties Ltd.,  
 c/o Legendary Development Group Inc.

RA and C-4 to RM-30 (BL 12000) - 8217, 8225, 8233, 8243 - 164 Street;  
 16345 and 16365 – 82 Avenue; Portion of 16376 Fraser Highway and  
 Portion of 16366 Fraser Highway - to permit the development of  
 70 townhouse units.

Approved by Council: April 16, 2007

This by-law is proceeding in conjunction with By-law 16376.

**Note:** A Development Permit (7906-0371-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1(b) of this agenda.

- \* Planning & Development advise that it is now in order for Council to pass a  
 resolution amending the Fleetwood Town Centre NCP to redesignate a portion of  
 the site from "Low Density Townhouses" to "Medium Density Townhouses".

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That Council pass a resolution amending the  
 Fleetwood Town Centre NCP to redesignate a portion of the site from "Low  
 Density Townhouses" to "Medium Density Townhouses.

RES.R07-3048

Carried

It was Moved by Councillor Bose  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16377" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-3049

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16229"  
7906-0374-00 - Elgin Developments Ltd., c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

RA to RF-12 and RF-9 (BL 12000) - 3417 - 148 Street - to allow subdivision into 13 single family small lots (10 RF-12 and 3 RF-9 lots).

Approved by Council: January 22, 2007

- \* Planning & Development advise that (see memorandum dated November 30, 2007 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16229" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-3050

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0399-00**  
**Laakmann Enterprises Ltd.**  
**c/o Dave Walls Barnett Dembek Architects**  
Portion of 13391 King George Highway

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

"That Development Permit No. 7906-0399-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7906-0399-00 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.R07-3051

Carried

**Note:** See By-law No. 16289 under Item H.3.

- (b) **Development Permit No. 7906-0371-00**  
**Somal Properties Ltd., Inc. No. 636609**  
**Domani Homes (Fleetwood Inc., Inc. No. 0802097)**  
**c/o Legendary Development Group Inc. (Kevin Dhaliwal)**  
 8217,8225, 8233, 8243 - 164 Street; 16345 and 16365 - 82 Avenue;  
 Portion of 16376 Fraser Highway and Portion of 16366 Fraser Highway

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

"That Development Permit No. 7906-0371-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7906-0371-00 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.R07-3052

Carried

**Note:** See By-law No. 16377 under Item H.5.

**J. OTHER BUSINESS**

**K. ADJOURNMENT**


It was  
  
meeting do now adjourn.  
RES.R07-3053

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

The Regular Council- Land Use meeting adjourned at 4:04 p.m.

Certified Correct:

  
\_\_\_\_\_  
Margaret. Jones, City Clerk

  
\_\_\_\_\_  
Mayor Dianne Watts