



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, DECEMBER 17, 2007  
Time: 5:53 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  
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  
Current Planning, Manager, South Division  
Manager, Land Development Engineering  
City Solicitor

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### CLOVERDALE/CLAYTON

##### 1. 7907-0123-00

**6758 - 188 Street**

**Julio Gomberoff, GBL Architects Group Inc./Progressive Construction Ltd.  
and Benchmark Management Ltd.**

OCP Amendment from Urban to Multiple Residential/NCP Amendment/  
Rezoning from RA to CD/Development Permit

*in order to permit the development of two, 3- and 4-storey buildings  
accommodating approximately 153 dwelling units and 1,261 square metres  
(13,574 sq. ft.) of commercial space in East Clayton.*

The General Manager of Planning & Development submitted a report concerning applications to amend the Official Community Plan, and Neighbourhood Concept Plan, a rezoning application, and an application for a Development Permit on property located at 6758 - 188 Street.

#### **PROPOSAL**

- **OCP Amendment** from Urban to Multiple Residential
- **NCP Amendment** from Neighbourhood Commercial to Commercial/Residential

- **Rezoning** from RA to CD
- **Development Permit**

in order to permit the development of two, 3- and 4-storey buildings accommodating approximately 153 dwelling units and 1,261 square metres (13,574 sq.ft.) of commercial space in East Clayton.

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 Hunt  
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set (Appendix II).
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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 459 square metres (4,940 sq.ft.) to 194 square metres (2,090 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7907-0123-00 generally in accordance with the attached drawings (Appendix IV).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) registration of a right-of-way for public rights of passage within the setback areas along the street edges;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) the applicant adequately address the impact of reduced amenity space.

7. Council pass a resolution to amend the East Clayton NCP to redesignate the land from Commercial to Commercial/Residential when the project is considered for final adoption.

RES.R07-3098

Carried

It was

Moved by Councillor Bose  
Seconded by Councillor Steele

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 196 Amendment By-law, 2007, No. 16536" pass its first reading.

RES.R07-3099

Carried

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

It was

Moved by Councillor Bose  
Seconded by Councillor Steele  
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 196 Amendment By-law, 2007, No. 16536" pass its second reading.

RES.R07-3100

Carried

It was then

Moved by Councillor Bose  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 196 Amendment By-law, 2007, No. 16536" be held at the City Hall on January 14, 2008, at 7:00 p.m.

RES.R07-3101

Carried

It was

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

No. 12000, Amendment By-law, 2007, No. 16537" pass its first reading.

RES.R07-3102

Carried

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



It was Moved by Councillor Bose  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16537" pass its second reading.  
RES.R07-3103 Carried

It was then Moved by Councillor Bose  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16537" be held at the  
City Hall on January 14, 2008, at 7:00 p.m.  
RES.R07-3104 Carried

2. **7906-0205-00**

**19390 - 68 Avenue**

**Harald Trepke, Lakewood Group Development Ltd./Lakewood Madrona  
Development Ltd., Inc. No. 472647**

NCP Amendment/Rezoning from RA to C-5 and RF-9C/Development  
Permit/Development Variance Permit

*in order to permit the development of a neighbourhood commercial building with  
variances to setbacks and to allow subdivision into 11 small single family lots  
with coach houses.*

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 property located at 19390 - 68 Avenue.

**PROPOSAL**

- **NCP Amendment** on a portion, from Medium-High Density to Medium Density
- **Rezoning** from RA to C-5 and RF-9C
- **Development Permit**
- **Development Variance Permit**

*in order to permit the development of a neighbourhood commercial building with  
variances to setbacks and to allow subdivision into 11 small single family lots  
with coach houses*



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 shown as Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to and "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing. (Appendix I).
2. Council authorize staff to draft Development Permit No. 7906-0205-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7906-0205-00, (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (east) yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
  - (b) to reduce the minimum rear (west) yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
  - (c) to reduce the minimum side (north) yard setback on a flanking street of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 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 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 plan and 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 right-of-way for public rights of passage between the building face and the street edges of the proposed commercial lot (proposed Lot 12); and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
5. Council pass a resolution to amend East Clayton NCP to redesignate a portion of the land from Medium-High Density to Medium Density when the project is considered for final adoption.

RES.R07-3105

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16538" pass its first reading.

RES.R07-3106

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. 16538" pass its second reading.

RES.R07-3107

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. 16538" be held at the  
 City Hall on January 14, 2008, at 7:00 p.m.

RES.R07-3108

Carried

- 3. 7906-0425-00**  
**19418 Langley By-pass**  
**Dieter Bohnert, Artistic Sign Services/ Georgian Properties Ltd.,**  
**Incorporation No. 127935**  
 Development Permit  
*in order to permit the replacement of an existing free-standing sign.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19418 Langley By-pass.

**PROPOSAL**

- **Development Permit**

in order to permit the replacement of an existing 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 Bose

Seconded by Councillor Steele

That Council approve the attached

Development Permit No. 7906-0425-00 (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.R07-3109

Carried

**FLEETWOOD/GUILDFORD**

**4. 7907-0346-00**

**15976 - 108 Avenue**

**Steph Blackburn (North Star Signs & Lighting Ltd.)/Popular Group Investments Ltd., Inc. No. B0424541**

Development Variance Permit

*in order to allow one (1) additional fascia sign for one tenant in a new commercial development.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15976 - 108 Avenue.

**PROPOSAL**

- **Development Variance Permit**

in order to allow one (1) additional fascia sign for one tenant in a new commercial 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 Steele  
That:

1. Council approve Development Variance Permit No. 7907-0346-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to allow the number of proposed fascia signs for one tenant in a multi-tenant commercial building to be increased from two (2) to three (3).

RES.R07-3110

Carried

5. **7907-0217-00**  
**10262 - 152A Street**  
**Eric Aderneck, Aplin & Martin Consultants Ltd./Insurance Corporation of British Columbia**  
Development Variance Permit  
*in order to vary Land Use Contract No. 124 to allow additional off-street parking spaces for the existing ICBC Claims Centre.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 10262 - 152A Street.

### PROPOSAL

- **Development Variance Permit**

in order to vary Land Use Contract No. 124 to allow additional off-street parking spaces for the existing ICBC Claims 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:

1. Council approve Development Variance Permit No. 7907-0217-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to amend Land Use Contract No. 124 to increase the total number of off-street parking spaces from 29 to 64.

RES.R07-3111

Carried

**NEWTON****6. 7907-0292-00****12451 - 88 Avenue****David Cheung, Gustavson Wylie Architects Inc./Surrey West Shopping Centres Limited, Inc. No. A-60761**

Rezoning from CD to CD/Development Permit

*in order to permit the development of a gas station with a convenience store and a drive-through pick-up window in an existing shopping centre.*

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

**PROPOSAL**

- **Rezoning** from CD to CD
- **Development Permit**

in order to permit the development of a gas station with a convenience store and a drive-through pick-up window in an existing 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. a By-law be introduced to amend Comprehensive Development By-law No. 15241 to exclude the subject site and a date be set for Public Hearing (Appendix VI).
2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 15241) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VII).
3. Council authorize staff to draft Development Permit No. 7907-0292-00 in accordance with the attached drawings (Appendix II).
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) final approval from BC Hydro; and
- (d) submission of a finalized landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R07-3112 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15241 Amendment By-law, 2007,  
No. 16539" pass its first reading.

RES.R07-3113 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, 2003, No. 15241 Amendment By-law, 2007,  
No. 16539" pass its second reading.

RES.R07-3114 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, 2003, No. 15241 Amendment  
By-law, 2007, No. 16539" be held at the City Hall on January 14, 2007, at  
7:00 p.m.

RES.R07-3115 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16540" pass its first reading.

RES.R07-3116 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. 16540" pass its second reading.  
 RES.R07-3117 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. 16540" be held at the  
 City Hall on January 14, 2008, at 7:00 p.m.  
 RES.R07-3118 Carried

### SOUTH SURREY

7. **7907-0329-00**  
**19236, 19272 and 19298 - 21 Avenue**  
**David Iurman Wales McLelland Construction Company (1988)**  
**Ltd./Porcelacast Properties Inc., Inc. No. 738277**  
**Development Variance Permit**  
*in order to vary the parking requirement for an automated porcelain tile  
 manufacturing facility in Campbell Heights.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 19236, 19272, and 19298 - 21 Avenue.

### **PROPOSAL**

- **Development Variance Permit**

in order to vary the parking requirement for an automated porcelain tile manufacturing facility in Campbell Heights.

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. 7907-0379-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) relax Part V Section C.1, Off-Street Parking of the Zoning By-law to reduce the minimum required parking spaces from 237 to 108 for a tile manufacturing use permitted under Section b.1 of Part 47B Business Park 2 Zone.

2. Council instruct staff to resolve the following issue prior to execution and issuance of the Development Variance Permit:
  - (a) registration of a Section 219 Restrictive Covenant on title to require additional parking spaces in accordance with the Zoning By-law if the tile manufacturing use increases in intensity (more floor area or employees) or the use is changed.

RES.R07-3119

Carried**SURREY CITY CENTRE/WHALLEY**

8. **7907-0277-00**  
**11850 - 103A Avenue**  
**Pacific Land Resource Group/Pacific Link Industrial Park**  
 Development Permit/Development Variance Permit  
*in order to allow the construction of a multi-tenant industrial building.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 11850 - 103A Avenue.

**PROPOSAL**

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

in order to allow the construction of a multi-tenant 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. 7907-0277-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7907-0277-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south-east side yard setback of the IL-1 Zone from 7.5 metres (25 ft.) to 4.8 metres (15.7 ft.).
3. Council instruct staff to resolve the following issues prior to approval:

- (a) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (b) resolution of all building signage to the satisfaction of the Planning and Development Department.

RES.R07-3120

Carried**9. 7907-0275-00****11811 - 103A Avenue****Stantec Consulting/Pepsico Canada ULC**

Development Permit/Development Variance Permit

*in order to allow the construction of an industrial building.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 11811 - 103A Avenue.

**PROPOSAL**

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

in order to allow the construction of an 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. 7907-0275-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7907-0275-00 (Appendix IV) varying the following to proceed to Public Notification:
  - (a) to increase the surface parking of the IL-1 Zone from 1.5 times the lot coverage of the principal building to 3.72 times.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) approval of Development Variance Permit No. 7907-0275-00; and



- (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R07-3121

Carried**10. 7907-0201-00****10020 King George Highway****Moojan Azizi, Impex Management Ltd./Vahaj Holdings Ltd., Inc.****No. 282448**

Land Use Contract Discharge

*to allow the underlying C-8 Zone to regulate the site.*

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 35 on property located at 10020 King George Highway.

**PROPOSAL**

- **Land Use Contract Discharge**

to allow the underlying C-8 Zone to regulate 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 Steele  
 That:

1. a By-law be introduced to discharge Land Use Contract No. 35 and a date for Public Hearing be set.
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.

RES.R07-3122

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 35,

Authorization By-law, 1973, No. 4131 Discharge By-law, 2007, No. 16541" pass its first reading.

RES.R07-3123

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 35,  
Authorization By-law, 1973, No. 4131 Discharge By-law, 2007, No. 16541" pass  
its second reading.

RES.R07-3124

Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land  
Use Contract No. 35, Authorization By-law, 1973, No. 4131 Discharge By-law,  
2007, No. 16541" be held at the City Hall on January 14, 2008, at 7:00 p.m.

RES.R07-3125

Carried

### RESIDENTIAL/INSTITUTIONAL

#### CLOVERDALE/CLAYTON

##### 11. 7905-0382-00

7329 - 192 Street

**James Evans, Equitas Development Corporation/Clayton Ridge  
Management Ltd.**

OCP Amendment of a portion from Suburban to Urban/NCP  
Amendment/Rezoning portions from RA to RF-9C and RF-SD/Development  
Variance Permit

*in order to allow subdivision into 20 single family small lots with coach houses,  
12 duplex units and 1 remnant lot.*

The General Manager of Planning & Development submitted a report concerning  
an application to amend the Official Community Plan, amend the Neighbourhood  
concept Plan, a rezoning application, and an application for a Development  
Variance Permit on property located at 7329 - 192 Street.

#### **PROPOSAL**

- **OCP Amendment** of a portion from Suburban to Urban
- **NCP Amendment** of a portion to expand the boundary of the East Clayton  
NCP Extension North of 72 Avenue
- **Rezoning portions** from RA to RF-9C and RF-SD
- **Development Variance Permit**

*in order to allow subdivision into 20 single family small lots with coach houses,  
12 duplex units and 1 remnant 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 Steele  
That:

1. a By-law be introduced to amend the Official Community Plan by redesignating a portion of the subject site shown as Block A and Block B on the Survey Plan from Suburban to Urban and a date for Public Hearing be set (Appendix II).
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 subject site shown as Block A on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and Block B 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 II)..
4. Council approve Development Variance Permit No. 7905-0382-00, (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to increase the ratio of Type II RF-9C lots from a maximum 33% to 40% of the total number of RF-9C lots.
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 a finalized landscaping plan, cross-section and landscaping cost estimate for the landscape buffer along the north property line and along 192 Street, to the specifications and satisfaction of the City Landscape Architect;



- (e) registration of a Section 219 Restrictive Covenant for a "no build" and maintenance of the landscape buffers along the north property line and along 192 Street;
  - (f) the applicant provide amenity contributions as per the approved East Clayton NCP Extension North of 72 Avenue;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 1 until future alternative vehicular access can be provided and when the western portion of Lot 1 can be serviced;
  - (i) registration of statutory right-of-way for a temporary access road; and
  - (j) registration of a party wall and corresponding easement agreements for proposed Lots 2 to 13.
6. Council pass a resolution to amend the East Clayton NCP Extension North of 72 Avenue to extend the boundary to include the eastern portion of the subject site under the 10-15 upa (Medium Density) and 15-25 upa (Medium-High Density) designations when the project is considered for final adoption (Appendix IX).

RES.R07-3126

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 197 Amendment By-law, 2007, No. 16542" pass its first reading.

RES.R07-3127

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. 197 Amendment By-law, 2007, No. 16542" pass its second reading.

RES.R07-3128

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. 197 Amendment By-law, 2007,  
 No. 16542" be held at the City Hall on January 14, 2008, at 7:00 p.m.  
 RES.R07-3129 Carried

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16543" pass its first reading.  
 RES.R07-3130 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. 16543" pass its second reading.  
 RES.R07-3131 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. 16543" be held at the  
 City Hall on January 14, 2008, at 7:00 p.m.  
 RES.R07-3132 Carried

## NEWTON

12. **7907-0178-00**  
**14986 - 60 Avenue**  
**Clarence Arychuk, Hunter Laird Engineering/0718033 B.C. Ltd.,**  
**Inc. No. 0718033**  
**Director Information:**  
**Giovanni Fiorino**  
**Elise Puusepp**  
**Officer Information: (as at March 2, 2007)**  
**Giovanni Fiorino, President**  
**Elise Puusepp (Secretary)**  
 Rezoning from RA to RF-12 and RF-9C  
*in order to allow subdivision into three (3) single family small lots with coach  
 housing and four (4) single family small lots.*

The General Manager of Planning & Development submitted a report concerning  
 an application for rezoning on property located at 14986 - 60 Avenue.

**PROPOSAL**

- **Rezoning** from RA to RF-12 and RF-9C

in order to allow subdivision into three (3) single family small lots with coach housing and 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  
Seconded by  
That:

1. a By-law be introduced to rezone a portion of the subject site identified as Block "A" on the plan attached as Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and to rezone a portion of the subject site identified as Block "B" on the plan attached as Appendix I 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;
  - (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; and
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future consolidation with the adjacent property (14970 - 60 Avenue).

RES.R07-3133

Carried



It was Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16544" pass its first reading.  
 RES.R07-3134 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. 16544" pass its second reading.  
 RES.R07-3135 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. 16544" be held at the  
 City Hall on January 14, 2008, at 7:00 p.m.  
 RES.R07-3136 Carried

- 13. 7907-0124-00**  
**5867 - 125 Street**  
**Michael Helle, Coastland Engineering & Surveying Ltd./Didar Bahia and**  
**Karam Bahia**  
 OCP Amendment from Suburban to Urban/Rezoning from RA to RF-12  
*in order to allow subdivision into three (3) single family small lots.*

The 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 5867 - 125 Street.

### **PROPOSAL**

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

in order to allow subdivision into three (3) 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 Higginbotham  
 Seconded by Councillor Steele  
 That:

1. a By-law be introduced to amend the OCP 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) 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; and
  - (e) registration of a Section 219 Restrictive Covenant to ensure notice to future owners/builders that the subject lots are restricted to a single or single-tandem garage only.

RES.R07-3137 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 198 Amendment By-law, 2007, No. 16545" pass  
its first reading.

RES.R07-3138 Carried with Councillor Bose against.

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. 198 Amendment By-law, 2007, No. 16545" pass its  
second reading.

RES.R07-3139 Carried with Councillor Bose against.

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. 198 Amendment By-law, 2007,  
 No. 16545" be held at the City Hall on January 14, 2008, at 7:00 p.m.  
 RES.R07-3140 Carried

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16546" pass its first reading.  
 RES.R07-3141 Carried with Councillor Bose against.

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. 16546" pass its second reading.  
 RES.R07-3142 Carried with Councillor Bose against.

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. 16546" be held at the  
 City Hall on January 14, 2008, at 7:00 p.m.  
 RES.R07-3143 Carried

## SOUTH SURREY

14. **7906-0417-00**  
**2278 and 2306 - 138 Street**  
**Richard Brooks, H.Y. Engineering Ltd./David Richard Sutton and**  
**Madeline Anne Sutton/Michael Scott Nelson**  
**Rezone from RA to CD**  
*in order to allow subdivision into 2 half-acre and 2 half acre gross density*  
*type lots.*

The General Manager of Planning & Development submitted a report concerning  
 an application for rezoning on properties located at 2278 and 2306 - 138 Street.

### **PROPOSAL**

- **Rezone** from RA to CD

*in order to allow subdivision into 2 half-acre and 2 half acre gross density type*  
*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 Gill  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision 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; and
  - (d) submission of a cash-in-lieu of parkland contribution to achieve half-acre gross density type lots.

RES.R07-3144 Carried

It was  
Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16547" pass its first reading.

RES.R07-3145 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. 16547" pass its second reading.

RES.R07-3146 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. 16547" be held at the  
 City Hall on January 14, 2008, at 7:00 p.m.  
 RES.R07-3147 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### NEWTON

15. **7907-0327-01**  
**6362 - 148 Street**  
**Nevil Davies, IPI Ltd./427703 B.C. Ltd.**  
**Director Information:**  
**King Hong Leung**  
**Officer Information: (as at June 23, 2006)**  
**King Hong Leung (President, Secretary)**  
 Development Variance Permit  
*to vary the side and rear yard setbacks to permit an addition to an existing industrial building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 6362 - 148 Street.

### **PROPOSAL**

#### **Development Variance Permit**

- to vary the side and rear yard setbacks to permit an addition to an existing 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 Higginbotham  
 Seconded by Councillor Gill  
 That:

1. Council approve Development Variance Permit No. 7907-0327-01 varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum southerly side yard setback of the CD By-law No. 12727 from 7.5 metres (25 ft.) to 0 metres (0 ft.) as shown in Appendix IV; and

- (b) to reduce the minimum easterly rear yard setback of the CD By-law No. 12727 from 7.5 metres (25 ft.) to 0 metre (0 ft.) as shown in Appendix IV.

RES.R07-3148

Carried**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

16. **7906-0264-00**  
**17480 and 17510 - 4 Avenue**  
**Coastland Engineering & Surveying Ltd./Apex Management Services Ltd,**  
**Inc. No. 0635860**  
**Span Projects Inc., Inc. No. 0761801**  
**0693108 B.C. Ltd., Inc. No. 0693108**  
**Director Information:**  
**Sukhvinder Singh Rana**  
**Officer Information: (as at April 21, 2006)**  
**Sukhvinder Singh Rana (President)**  
**546598 B.C. Ltd., Inc. No. 0546598**  
**Director Information:**  
**Manjit Bains**  
**Officer Information: (as at July 11, 2006)**  
**Manjit Bains (President, Secretary)**  
**0762235 B.C. Ltd., Inc. No. 0762235**  
**Director Information:**  
**Iqbal Singh Grewal**  
**No Officer Information Filed as at June 29, 2007**  
 Partial OCP Amendment from Suburban to Urban  
 Partial NCP Amendment  
 Rezoning from RA to CD (based on RH-G and RF), RF-12 and RF-9  
 Development Permit  
*in order to allow subdivision into 4 Suburban ½ acre gross density type lots,*  
*3 urban transition lots, 36 RF-12 lots and 12 RF-9 lots.*

The General Manager of Planning & Development submitted a report concerning an application to partially amend the Official Community Plan and Neighbourhood Concept plan, a rezoning application, and a Development Permit application on properties located at 17480 and 17510 - 4 Avenue .

**PROPOSAL**

- **Partial OCP Amendment** from Suburban to Urban
- **Partial NCP Amendment** from Open Space/Detention Pond and Small Lot Single Family (10 upa) Strata to Suburban ½ Acre (2 upa), Urban Single Family and Single Family Residential Flex (6-14.5 upa)
- **Rezoning** from RA to CD (based on RH-G and RF), RF-12 and RF-9
- **Development Permit**



in order to allow subdivision into 4 Suburban ½ acre gross density type lots, 3 urban transition lots, 36 RF-12 lots and 12 RF-9 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 Gill  
That:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site shown on the Survey Plan (Appendix IX) as Blocks 2, 3, 4 and 5, 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 subject site as shown on the Survey Plan (Appendix XIII) 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 as shown on the Survey Plan (Appendix XIII) 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 to rezone another portion of the subject site shown on the Survey Plan as Block 4 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.
5. Council authorize staff to draft Development Permit No. 7906-0264-00 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 that demonstrates the maximum achievable

- floor area on all lots, unless outlined in a Section 219 Restrictive Covenant;
- (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 impact on Parks, Recreation and Culture facilities to the satisfaction;
  - (f) 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;
  - (g) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 3, 4, 17 and 42;
  - (h) registration of a Statutory Right-of-Way in favour of the City on proposed Lot 4 where the City pump station is to be located;
  - (i) the conveyance of Block V (Appendix XIII) to the City for park purposes; and
  - (j) submission of a finalized lot grading plan to the satisfaction of the City that appropriately addresses the eastern interface and does not include basements on Lots 17, 18, 19, 41, 42 and 43.
7. Council pass a resolution to amend the Douglas NCP to redesignate the land from "Open Space/Detention Pond" and "Small (Strata) Lot Single Family (10 upa)" to "Suburban 1/2 Acre (2 upa)", "Urban Single Family" and "Single Family Residential Flex (6-14.5 upa)" when the project is considered for final adoption (Appendix VIII).

RES.R07-3149

Carried with Councillor Bose against.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 199 Amendment By-law 2007, No. 16548" pass its first reading.

RES.R07-3150

Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 199 Amendment By-law 2007, No. 16548" pass its  
second reading.  
RES.R07-3151 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 199 Amendment By-law 2007,  
No. 16548" be held at the City Hall on January 14, 2008, at 7:00 p.m.  
RES.R07-3152 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2007, No. 16549A" pass its first reading.  
RES.R07-3153 Carried with Councillor Bose against.

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. 16549A" pass its second reading.  
RES.R07-3154 Carried with Councillor Bose 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. 16549A" be held at the  
City Hall on January 14, 2008, at 7:00 p.m.  
RES.R07-3155 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2007, No. 16549B" pass its first reading.  
RES.R07-3156 Carried with Councillor Bose 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. 16549B" pass its second reading.  
RES.R07-3157 Carried with Councillor Bose 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. 16549B" be held at the  
City Hall on January 14, 2008, at 7:00 p.m.  
RES.R07-3158 Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

**FINAL ADOPTIONS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16263"  
7906-0241-00 - Residence Place Imperiale Inc./Imperial Place Residence Inc.,  
c/o Brook & Associates (Parham Mahboubi)

RMS-1 to CD (BL 12000) - 13853 - 102 Avenue - to bring into  
conformity the existing seniors' independent living facility in Surrey City  
Centre and to permit future expansion.

Approved by Council: February 12, 2007

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16263" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-3159

Carried

2. "Imperial Place Residence Housing Agreement Authorization By-law, 2007,  
No. 16464"

7906-0241-00/3900-20-16464 - Council Initiative

A by-law to authorize the City of Surrey to enter into a housing agreement with the Imperial Place Residence. This agreement will bring into conformity the existing seniors' independent living facility in Surrey City Centre and to permit future expansion.

Approved by Council: February 12, 2007

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Imperial Place Residence Housing  
Agreement Authorization By-law, 2007, No. 16464" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-3160

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7907-0291-00**  
**Thomas Woo/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. 7907-0291-00 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 Steele  
That Development Permit

No. 7907-0291-00 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.R07-3161

Carried

- (b) **Development Permit No. 7907-0051-00**  
**Gale Dowd, Teck Construction Ltd.**  
**Georgian Properties Ltd. (Incorporation No. 127935)**  
19418 Highway No. 10 (Langley By-pass)

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

"That Development Permit No. 7907-0051-00 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 Steele  
That Development Permit

No. 7907-0051-00 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.R07-3162

Carried

- (c) **Development Permit No. 7904-0211-00**  
**Ankenman Associates Architects (Mark Ankenman & Darrin Collie)**  
**0712872 BC Ltd.**  
12045 and 12057 - 82 Avenue

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

"That Development Permit No. 7904-0211-00 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 Steele  
That Development Permit  
No. 7904-0211-00 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.R07-3163

Carried

## 2. Formal Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7907-0327-00**  
**427703 B.C. Ltd.**  
**c/o IPI Ltd. (Nevil Davies)**  
6362 - 148 Street (also shown as 6398 -148 Street)

To reduce the minimum south side yard setback requirement from 7.5 metres (25 ft.) to 0 metre (0 ft.); and to reduce the minimum east side yard setback requirement from 7.5 metres (25 ft.) to 0 metres (0 ft.), to permit an addition to an existing industrial building.

No concerns had been expressed by abutting property owners prior to printing of the agenda.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7907-0327-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R07-3164

Carried

## J. OTHER BUSINESS

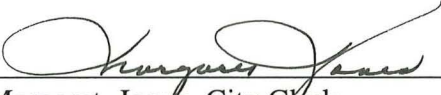
**K. ADJOURNMENT**

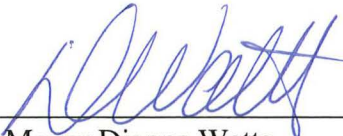
It was  
  
meeting do now adjourn.  
RES.R07-3165

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

The Regular Council- Land Use meeting adjourned at 6:07 p.m.

Certified Correct:

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

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