



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, FEBRUARY 11, 2008
Time: 5:20 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
Acting 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
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

- 1. 7907-0295-00**
5505 - 192 Street
D Forcier Design/Cariam Holdings Ltd.
Development Permit/Development Variance Permit
in order to permit two multi-tenant industrial buildings and vary the side yard setback.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 5505 - 192 Street.

PROPOSAL

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

in order to permit two multi-tenant industrial buildings and vary the side yard setback.

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 Hepner
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7907-0295-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0295-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.).
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (b) submission of fascia sign details to the satisfaction of the City Architect;
 - (c) final inspection of the permitted demolitions, to the satisfaction of the Building Division; and
 - (d) approval of Development Variance Permit No. 7907-0295-00.

RES.R08-250

Carried

NEWTON

2. **7908-0030-00**
13569 - 76 Avenue
Balwant Chandi/Balwant Chandi, Rajkiran Chandi and Amy Chandi
CD By-law Amendment No. 13399
in order to allow a travel agency as a permitted office use in a Light Industrial/Highway Commercial complex.

The General Manager of Planning & Development submitted a report concerning an application to amend the CD By-law on property located at 13569 - 76 Avenue.

PROPOSAL

- **CD By-law Amendment No. 13399**

in order to allow a travel agency as a permitted office use in a Light Industrial/Highway Commercial complex.

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

Ms. Amy Chandi, One of the Property Owners, 4035 Francis Street, Burnaby, was present to speak to the recommendation for denial. Following are comments from the delegation:

- The current owners developed the building 7 years ago in 2001, the development permit was issued in 1998, it was developed for small retail and office use as depicted in the package of information supplied in the previous week.
- Unfortunately we have experienced a vacancy rate of 30% to 40% over the past seven years.
- Payless Travel is a prospective tenant that is willing to sign a long-term lease for one unit in our building that has been vacant for over two years. We have put much thought in coming before Council to allow Payless Travel to be granted a business license and become tenants in our building. There have been many businesses that have come forward over the years however we have turned them away as they did not comply with the zoning bylaws.
- The nature of the travel industries way of business has changed over the past decade, as the business is no longer dependent on individuals walking into the business to pick up tickets. With the new advances in technology and telecommunication many industries have changed the way they conduct their business. Payless Travel does approximately 17% of their business over the Internet and the telephone, with customers receiving their e-tickets at the airport.
- There would be much less walk in traffic for the travel agency in compared to a insurance company (an allowed business in the building.)
- Three of the closest travel agencies services the Newton areas are located in industrial buildings in industrial zoning. There is no travel agency within a 1.3 km base of our building. Payless Travel is being release from a lease in the Newton area to allow for the expansion of the Bank of Montreal.
- The unit to be lease by Payless Travel is 1275 square feet. The upstairs units are half the size of the bottom units.
- Actively marketing the units since August, the layout may not fit, the zoning may not fit and may not be given that property as an option. The price per square foot in this building ranges from \$10 - \$12 for base and operating cost are \$525, and in the Newton Town Centre is strictly retail and based on market place the price per square would range between \$20 - \$25.

It was

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Application 7908-0030-00 be referred

back to staff to recommend the conditions for approval.

RES.R08-251

Carried

3. **7907-0339-00**
7165 - 138 Street
Kasian Architecture (Rafal Michalik)/Newton Shopping Plaza Inc.,
No. 424432C
337805 B.C. Ltd., Inc. No. 337805
Director Information:
Edward Boomer
Eric H. Carlson
Officer Information: (as at December 16, 2007)
Edward Boomer (Other Office(s))
Eric H. Carlson (President)
David Ferguson (Secretary, Vice President)
Bruce McQuaid (Vice President)
Michael Schindler (Vice President)
 Development Permit/Development Variance Permit
in order to permit upgrades to the exterior of two commercial buildings in a shopping centre and allow additional fascia signage.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 7165 - 138 Street.

PROPOSAL

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

in order to permit upgrades to the exterior of two commercial buildings in a shopping centre and allow additional fascia signage.

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. 7907-0339-00 (Appendix II) generally in accordance with the attached drawings.
2. Council approve Development Variance Permit No. 7907-0339-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary Part 5 Section 27 Sub-section 2(a) the Sign By-law to allow for 4 additional fascia signs on the south premise frontage of the Safeway building.

RES.R08-252

Carried

RESIDENTIAL/INSTITUTIONAL**SOUTH SURREY****4. 7906-0118-00****2115 - 129 Street and 2092 - 128 Street****Hunter Laird Engineering Ltd./John and Elsie Schussler**

Partial OCP Amendment from Suburban to Urban

Rezoning from RH-G and RA to CD

in the order to allow subdivision into 9 oversized urban lots and 1 remainder RH-G lot.

The General Manager of Planning & Development submitted a report concerning an application for a partial amendment to the Official Community Plan, and a rezoning application on properties located at 2115 - 129 Street and 2092 - 128 Street.

PROPOSAL

- **Partial OCP Amendment** from Suburban to Urban
- **Rezoning** from RH-G and RA to CD

in the order to allow subdivision into 9 oversized urban lots and 1 remainder RH-G 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 OCP by redesignating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set (Appendix VII).
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, shown on the attached Survey Plan as Blocks 1 and 2, from "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix IX).

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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of future Lot 1 until future consolidation with the adjacent property (2106 - 128 Street);
 - (f) registration of a Section 219 Restrictive Covenant for a 7.5 metre (25 ft.) "no build" along the rear property lines of Lots 6, 7 and 8;
 - (g) registration of a Section 219 Restrictive Covenant and financial securities for the provision and maintenance of a 1.5 metre (5 ft.) landscaping buffer along the rear lot line of Lots 6, 7 and 8; and
 - (h) registration of a Section 219 Restrictive Covenant for tree preservation on Lots 7 and 8.
5. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate a portion of the land from Suburban ½ Acre to Urban when the project is considered for final adoption.

RES.R08-253

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 203 Amendment By-law 2008, No. 16570" pass its first reading.

RES.R08-254

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. 203 Amendment By-law 2008, No. 16570" pass its
 second reading.

RES.R08-255 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. 203 Amendment By-law 2008,
 No. 16570" be held at the City Hall on March 10, 2008, at 7:00 p.m.

RES.R08-256 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16571" pass its first reading.

RES.R08-257 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, 2008, No. 16571" pass its second reading.

RES.R08-258 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, 2008, No. 16571" be held at the
 City Hall on March 10, 2008, at 7:00 p.m.

RES.R08-259 Carried

SURREY CITY CENTRE/WHALLEY

5. **7907-0179-00**
12937 - 88 Avenue
Mike Helle, Coastland Engineering & Surveying Ltd./Jatinderpal Singh Gill
and Gurwinder Singh Gill
 Partial Land Use Contract Discharge/Rezoning from RF to RF-12
in order to allow subdivision into two RF-12 lots.

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning, and a Partial Land Use Contract Discharge on
 property located at 12937 - 88 Avenue.

PROPOSAL

- **Partial Land Use Contract Discharge**
- **Rezoning** from RF to RF-12

in order to allow subdivision into two 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 Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to partially discharge Land Use Contract 154 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant for an increased front yard setback from 6.0 metres (20 ft.) to 8.0 metres (26 ft.);
 - (f) registration of a Section 219 Restrictive Covenant on all lots to require noise mitigation measures to reduce the impact of external noise from the proximity to 88 Avenue; and
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lot 2 to increase the rear yard setback for the detached garage to 6.5 metres (21 ft.) and to restrict the driveway width to 4.0 metres (13 ft.).

RES.R08-260 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 154,
Authorization By-law, 1975, No. 4569 Partial Discharge By-law, 2008,
No. 16574" pass its first reading.

RES.R08-261 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 154,
Authorization By-law, 1975, No. 4569 Partial Discharge By-law, 2008,
No. 16574" pass its second reading.

RES.R08-262 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land
Use Contract No. 154, Authorization By-law, 1975, No. 4569 Partial Discharge
By-law, 2008, No. 16574" be held at the City Hall on February 25, 2008, at
7:00 p.m.

RES.R08-263 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16575" pass its first reading.

RES.R08-264 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, 2008, No. 16575" pass its second reading.

RES.R08-265 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, 2008, No. 16575" be held at the
City Hall on February 25, 2008, at 7:00 p.m.

RES.R08-266 Carried

RESIDENTIAL/INSTITUTIONAL**NEWTON**

6. **7907-0311-00**
5543 - 123 Street
Mike Helle, Coastland Engineering & Surveying Ltd./McIntosh Estates Ltd.,
Valsol Management Ltd., and Cresta Management Ltd.
Rezoning from RA to RH
in order to allow subdivision into five half-acre single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 5543 - 123 Street.

PROPOSAL

- **Rezoning** from RA to RH

in order to allow subdivision into five half-acre single family 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 Villeneuve
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 "Half-Acre Residential Zone (RH)" (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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping plan including a landscaping buffer along New McLellan Road and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and

- (e) registration of a Section 219 Restrictive Covenant to establish a minimum 12.5 metre (41 ft.) building setback and landscape buffer along New McLellan Road to preserve the estate character.

3. Council pass a resolution to amend the West Panorama Ridge NCP/Local Area Plan to redesignate the land from Suburban One-Acre Residential to Suburban Half-Acre Residential when the project is considered for final adoption.

RES.R08-267

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16576" pass its first reading.

RES.R08-268

Carried with Councillor Bose opposed.

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16576" pass its second reading.
Carried with Councillor Bose opposed.

RES.R08-269

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16576" be held at the
 City Hall on February 25, 2008, at 7:00 p.m.
Carried with Councillor Bose opposed.

RES.R08-270

SOUTH SURREY

7. **7906-0476-00**
2627, 2639 and 2667 - 160 Street
Maciej Dembek, Barnett Dembek Architects Inc./
Phoenix Star Enterprises Limited, Inc. No. 0768562
 OCP Amendment from Suburban to Urban/Rezoning from RA to CD/
 Development Permit
in order to permit the development of a 41 unit townhouse project.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and an application for a Development Permit on properties located at 2627, 2639, and 2667 - 160 Street.

PROPOSAL

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to CD
- **Development Permit**

in order to permit the development of a 41 unit townhouse project.

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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0476-00 in accordance with the attached drawings (Appendix II).
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) approval from the Ministry of Transportation;
 - (d) final approval from the Department of Fisheries and Oceans (DFO);
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (g) registration of a reciprocal access agreement with the adjacent property at 2685 - 160 Street; and
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R08-271 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 204 Amendment By-law 2008, No. 16577" pass its first reading.

RES.R08-272 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 204 Amendment By-law 2008, No. 16577" pass its second reading.

RES.R08-273 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 204 Amendment By-law 2008,
 No. 16577" be held at the City Hall on February 25, 2008, at 7:00 p.m.

RES.R08-274 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16578" pass its first reading.

RES.R08-275 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16578" pass its second reading.

RES.R08-276 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16578" be held at the
 City Hall on February 25, 2008, at 7:00 p.m.
 RES.R08-277 Carried

- 8. 7906-0122-00**
2124 - 128 Street
Hunter Laird Engineering Ltd./Ocean Park Nurseries Ltd. Inc. No. 59836
OCP Amendment from Suburban to Urban/Rezoning portion of site from
CD (By-law No. 8512) to CD (based on RF)/Amending CD By-law No. 8512/
Development Variance Permit
in order to allow subdivision into 7 oversized urban lots and reduce rear yard setbacks of the existing nursery.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, an amendment to CD By-law, and a Development Variance Permit application on property located at 2124 - 128 Street.

PROPOSAL

- **OCP Amendment** from Suburban to Urban
- **Rezoning** portion of site from CD (By-law No. 8512) to CD (based on RF)
- **Amending CD By-law** No. 8512
- **Development Variance Permit**

in order to allow subdivision into 7 oversized urban lots and reduce rear yard setbacks of the existing nursery.

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 the subject site from Suburban to Urban and a date for Public Hearing be set (Attachment A, Appendix VII).
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 amend Comprehensive Development Zone (Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8512) and a date be set for Public Hearing (Attachment A, Appendix X).
4. a By-law be introduced to rezone the eastern portion of the subject site, shown on the attached Survey Plan as Block B, from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8512) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Attachment B).
5. Council approve Development Variance Permit No. 7906-0122-00 (Attachment A, Appendix XI) to proceed to Public Notification to reduce the minimum rear yard setback of CD Zone No. 8512 from 7.5 metres (25 ft.) to 2 metres (6.5 ft.) for the existing nursery buildings only.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 "no build" Restrictive Covenant to prohibit detached garages within a 7.5-metre (25 ft.) wide portion of the rear of proposed Lots 1 to 5;
 - (f) survey plan that confirms existing greenhouse buildings are in compliance with the proposed Zone;
 - (g) registration of a Section 219 Restrictive Covenant and financial securities for the maintenance of a 1.5-metre (5 ft.) wide landscaping buffer along the rear lot line of proposed Lots 1 - 5;
 - (h) transference of the 4.5-metre (15 ft.) wide strip of land on the north portion of the site to Parks, Recreation and Culture; and
 - (i) registration of Section 219 Restrictive Covenants for tree preservation on proposed Lots 1 and 2.

7. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate the land from Suburban ½ Acre to Urban when the project is considered for final adoption.

RES.R08-278 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 202 Amendment By-law 2008, No. 16567" pass its
first reading.

RES.R08-279 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 202 Amendment By-law 2008, No. 16567" pass its
second reading.

RES.R08-280 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 202 Amendment By-law 2008,
No. 16567" be held at the City Hall on March 10, 2008, at 7:00 p.m.

RES.R08-281 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1979,
No. 5942, Amendment By-law, 1986, No. 8512 Amendment By-law, 2008,
No. 16568" pass its first reading.

RES.R08-282 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1979,
No. 5942, Amendment By-law, 1986, No. 8512 Amendment By-law, 2008,
No. 16568" pass its second reading.

RES.R08-283 Carried

It was then
By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8512 Amendment
By-law, 2008, No. 16568" be held at the City Hall on March 10, 2008, at
7:00 p.m.

RES.R08-284

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Carried

It was
No. 12000, Amendment By-law, 2008, No. 16569" pass its first reading.

RES.R08-285

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

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

It was
No. 12000, Amendment By-law, 2008, No. 16569" pass its second reading.

RES.R08-286

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

It was then
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16569" be held at the
City Hall on March 10, 2008, at 7:00 p.m.

RES.R08-287

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

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTION

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 200 Amendment By-law, 2008, No. 16554"

7907-0263-00 - Loblaw Properties West Inc., c/o Robert Traylen

To authorize the redesignation of the site on properties located at 10340 - 146 Street, Portions of 10330 - 146 Street and 14650 - 104 Avenue from Multiple Residential (RM) to Commercial (COM).

Approved by Council: January 14, 2008

This by-law is proceeding in conjunction with By-law 16555.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 200 Amendment By-law, 2008, No. 16554" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-288

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16555"

7907-0263-00 - Loblaw Properties West Inc., c/o Robert Traylen

C-35 and RF to CD (BL 12000) - 10340-146 Street, Portions of 10330 - 146 Street and 14650 - 104 Avenue - to establish the appropriate OCP designation for an existing Real Canadian Superstore and to facilitate the construction of additional parking spaces for the Superstore.

Approved by Council: January 14, 2008

This by-law is proceeding in conjunction with By-law 16554.

Note: A Development Permit (7907-0263-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16555" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R08-289 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15620,
Amendment By-law, 2007, No. 16465"

7907-0107-00 - Investors Group Trust Co. Ltd.
c/o Kasian Architecture Interior Design and Planning Ltd.
(W. Scott Douglas)

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005,
No. 15620" as follows:

- To include drive through banks as a use on the site;
- To amend the minimum setbacks from 7.5 metres (25 ft.) to 2.2 (7.2 ft.) for
the sculptural feature in the corner plaza; and
- To amend the maximum height for accessory structures from 4.5 metres
(15 ft.) to 11.8 metres (39 ft.) from the ornamental trellis in the corner plaza.

These amendments will permit the development of Phase 2 of the Panorama
Village Shopping Centre located at 5615 - 152 Street and 15157 Highway No. 10
(56 Avenue) (also shown as 15161, 15165 and 15173 Highway No. 10
(56 Avenue)).

Approved by Council: October 1, 2007

Note: A Development Permit (7907-0107-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15620, Amendment By-law, 2007,
No. 16465" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.
RES.R08-290 Carried

I. CLERK’S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7907-0107-00**
Investors Group Trust Co. Ltd., Inc. No. A33060
Joanne Stitch, Kasian Architecture Interior Design and Planning Ltd.
 5615 - 152 Street and 15157 Highway No. 10 (56 Avenue)

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

"That Development Permit No. 7907-0107-00 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 16465 under item H.1.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit
 No. 7907-0107-00 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.R08-291

Carried

- (b) **Development Permit No. 7907-0263-00**
Robert Traylen, Loblaw Properties West Inc.
Loblaw Properties West Inc.
 Portion of 14650 - 104 Avenue, 10340 - 146 Street
 and Portion of 10330 - 146 Street

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

"That Development Permit No. 7907-0263-00 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 16555 under item H.2.

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

No. 7907-0263-00 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.R08-292

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

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

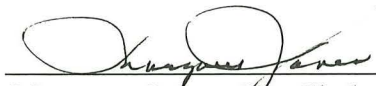
meeting do now adjourn.


RES.R08-293

Carried

The Regular Council- Land Use meeting adjourned at 5:50 p.m.

Certified Correct:


Margaret. Jones, City Clerk


Mayor Dianne Watts