



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, MARCH 31, 2008
Time: 5:45 pm

Present:

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

Absent:

Councillor Martin

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
Land Development Engineer
City Solicitor

Councillors Entering
Meeting as Indicated:

A. CALL TO ORDER

Mayor Watts called the meeting to order at 5:24 p.m.

It was

Moved by Councillor Bose

Seconded by Councillor Hunt

That the Regular Land Use meeting adjourn

and reconvene following Council-in-Committee.

RES.R08-626

Carried

The Regular Council Land Use meeting adjourned at 5:24 p.m. and reconvened at 5:58 p.m. with all members of Council present, except Councillor Martin.

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

- 1. 7908-0045-00**
17880 Highway No. 10
Bill Setter, SSC Ventures/SSC Ventures (No. 67) Ltd., Inc. No. 704160
Development Variance Permit
to vary the side yard setback in order to allow a multi-tenant industrial building currently under construction.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Council approve Development
 Variance Permit No. 7908-0045-00, (Appendix IV) varying the following, to
 proceed to Public Notification:

- (a) to reduce the minimum east side yard setback in Block B of the CD Zone
 (By-law No. 15669) from 1.5 metres (5 ft.) to 1.26 metres (4 ft.).

RES.R08-627

Carried**NEWTON****2. 7908-0030-00****13569 - 76 Avenue****Balwant Chandi/Balwant Chandi, Rajkiron Chandi and Amy Chandi**

Amend CD By-law No. 13399

*in order to allow additional office uses in an existing**Light Industrial/Highway Commercial complex.*

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That a By-law be introduced to amend
 Comprehensive Development By-law No. 13399 (Appendix II) and a date be set
 for Public Hearing.

RES.R08-628

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1998, No. 13399, Amendment By-law, 2001,
 No. 14487, Amendment By-law, 2008, No. 16617" pass its first reading.

RES.R08-629

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, 1998, No. 13399, Amendment By-law, 2001,
 No. 14487, Amendment By-law, 2008, No 16617" pass its second reading.

RES.R08-630

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, 1998, No. 13399, Amendment By-law, 2001, No. 14487, Amendment By-law, 2008, No. 16617" be held at the City Hall on April 14, 2008, at 7:00 p.m.

RES.R08-631

Carried

SOUTH SURREY

3. 7907-0022-00

2348, 2358, 2360, 2372 and 2380 King George Highway and 15536 - 24 Avenue

Peter Lovick/Western Bay Properties Inc.

Rezoning from CHI and CG-2 to CD/Development Permit

in order to permit the redevelopment and expansion of an existing gas station.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone 2358 King George Highway from "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) and 2348, 2360, 2372 and 2380 King George Highway and 15536 - 24 Avenue from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0022-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) registration of a Section 219 Restrictive Covenant to allow the canopy of heritage oak trees to be planted on the boulevard to encroach onto the subject site.

RES.R08-632

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16618" pass its first reading.
RES.R08-633 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16618" pass its second reading.
RES.R08-634 Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16618" be held at the
City Hall on April 14, 2008, at 7:00 p.m.
RES.R08-635 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

4. **7908-0060-00**
14590, 14586, 14580, 14574, 14570, 14568, 14566, 14560
and 14558 - 60A Avenue
Paul Gill/Amritpal Gill and Jagdeep Gill 0713426 B.C. Ltd.
Director Information:
Amritpal Singh Gill
Officer Information: (as at January 11, 2007)
Amritpal Singh Gill (President, Secretary)
Development Variance Permit
*in order to vary the side yard setback for attached garages on nine (9) existing
single family small lots.*

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council approve Development
Variance Permit No. 7908-0060-00, (Appendix III) for Lots 16 to 24 varying the
following, to proceed to Public Notification:

(a) to vary the maximum permitted side yard setback of the RF-9 Zone for
Type III lots allowed from 0.0 metre (0 ft.) to 0.6 metres (2.0 ft.) on one
side for an attached garage.
RES.R08-636 Carried

5. **7906-0324-00**
Portion of 6308 - 142 Street
Maciej Dembek, Barnett Dembek Architects Inc./0693971 BC Ltd., Inc. No. 0693791
Director Information:
Parm Garcha
Dal Garcha
Bhupinder Garcha
No Officer Information Filed as at April 28, 2006
NCP Amendment from Townhouses 15 upa max to Townhouses 25 upa max
Rezoning of a portion of the site from RA to CD/Development Permit
in order to permit the development of 83 townhouse units and protection of riparian area as open space.

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the portion of the subject site defined as "Block A" on the survey plan attached in Appendix I 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 authorize staff to draft Development Permit No. 7906-0324-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) endorsement from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (h) registration of a reciprocal access agreements with 2 neighbouring properties to the north (6358 - 142 Street and 14280 - 64 Avenue); and
- (i) registration of an easement or license agreement with the City to establish access for the project over the riparian land being conveyed/dedicated to the City.

4. Council pass a resolution to amend the South Newton NCP to redesignate the land from Townhouses 15 upa max. to Townhouses 25 upa max. when the project is considered for final adoption.

RES.R08-637 Carried with Councillor Bose opposed.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16619" pass its first reading.

RES.R08-638 Carried with Councillor Bose opposed.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16619" pass its second reading.

RES.R08-639 Carried with Councillor Bose opposed.

It was then Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16619" be held at the
 City Hall on April 14, 2008, at 7:00 p.m.

RES.R08-640 Carried

SOUTH SURREY

6. **7907-0344-00**
13531 Marine Drive
Lori Richards, H.Y. Engineering Ltd. /John Taylor and Carroll Taylor
 Development Variance Permit

to vary the minimum lot depths and rear yard setback for the existing house in order to permit subdivision into two single family lots.

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

1. Council approve Development Variance Permit No. 7907-0344-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.2 metres (7.2 ft.); and
 - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26.9 metres (88 ft.) for proposed Lot A and to 26.0 metres (85 ft.) to proposed Lot B.
2. Council instruct staff to resolve the following issues:
 - (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) registration of a Section 219 Restrictive Covenant to ensure increased side yard setbacks of 4 metres (13 ft.) and 4.1 metres (13 ft.) for tree protection on adjacent lots; and
 - (e) registration of a Section 219 Restrictive Covenant to ensure closure of the existing driveway for 13531 Marine Drive and submission of securities for reinstatement of the driveway with grass and appropriate curbs and gutter when a new dwelling is constructed.

RES.R08-641

Carried

SURREY CITY CENTRE/WHALLEY

7. **7907-0132-00**
9908 - 132 Street
Lori Richards, H.Y. Engineering Ltd./Paul Brar
Rezoning from RM-D to RF-SD
in order to permit the development of 3 semi-detached residential buildings on 6 small single family residential lots.

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

1. a By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (d) registration of a party wall and corresponding easement agreement for proposed Lots 1 to 6 inclusive;
 - (e) registration of a Section 219 Restrictive Covenant for building siting and for the increased front yard setbacks; and
 - (f) resolution of the concern regarding pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation & Culture.

RES.R08-642

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That " Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16620" pass its first reading.
RES.R08-643 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. 16620" pass its second reading.
RES.R08-644 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. 16620" be held at the
City Hall on April 14, 2008, at 7:00 p.m.
RES.R08-645 Carried

8. 7906-0505-00
10595 and 10581 - 132 Street
Paramjit Gill/Paramjit Singh Gill and Sukhwant Kaur Gill
Rezoning from RF to RF-9/Development Variance Permit
in order to allow subdivision into approximately 5 small single family residential lots.

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

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0505-00, (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum proportion of Type II Interior Lots in the RF-9 Zone from 33% to 40%.
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) the applicant address the concern of that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (f) registration of a Section 219 Restrictive Covenant on proposed Lots 1 through 5, inclusive, to require a minimum front yard setback of 8.0 metres (26.2 ft.) to the principal building and 6.5 metres (21 ft.) to the covered porch or veranda.

RES.R08-646

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2008, No. 16621" pass its first reading.

RES.R08-647

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. 16621" pass its second reading.

RES.R08-648

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, 2008, No. 16621" be held at the City Hall on April 14, 2008, at 7:00 p.m.

RES.R08-649

Carried

9. **7904-0029-01**
10111 - 144A Street
Kris Mander, Laxmi Construction/Daljit Singh Mangat,
Kulwant Singh and Sarbjit Kaur Mander
 Development Variance Permit
in order to relax the front yard setback of an existing house on proposed Lot 2.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That Council approve Development
 Variance Permit No. 7904-0029-01 (Appendix IV), varying the following, to
 proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres
 (25 ft.) to 2.3 metres (7.5 ft.) for proposed Lot 2.

RES.R08-650

Carried

SURREY CITY CENTRE/WHALLEY

10. **7904-0434-00**
13678 - 100 Avenue and 9887 East Whalley Ring Road
DYS Architectures/Jung Developments Inc., Inc. No. 703281
 Development Permit
*in order to provide general development guidelines for future phases of the
 Infinity project at King George Highway and 100 Avenue in Surrey City Centre.*

Councillor Hunt disclosed that a member of his family has purchased a unit in the
 Infinity project.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That Council approve the attached
 Development Permit No. 7904-0434-00 (Appendix IX), 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.

Before the motion was put:

It was Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That the attached Development Permit
 No. 7904-0434-00 (Appendix IX) be deferred to the next Council in Committee
 meeting for a detailed review and further consideration by Council before a
 decision is given on this application.

The above motion was withdrawn by the Mover and Seconder.

The main motion was then put and:
 RES.R08-651 Carried

Councillor Bose requested that a presentation be provided to Council on Development Permit No. 7904-0434-00 (Appendix IX), and further that the presentation address the more serious architectural and urban issues that have been entailed at this meeting, and that this presentation be a prelude to dealing with any specific permits on this development.

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

11. **7907-0340-00**
17821 - 64 Avenue
Rimark Consulting/0796691 B.C. Ltd.
Director Information:
Patrick J. Kerr
No Officer Information Filed

Development Permit/Development Variance Permit
in order to permit the construction of two multi-tenant industrial buildings.

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

1. Council authorize staff to draft Development Permit No. 7907-0340-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0340-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the IB Zone from 3.6 metres (11.8 ft.) to 1.68 metres (5.5 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;

- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) preparation and registration of a reciprocal access agreement on the interior drive aisle between the proposed buildings;
- (e) approval from Ministry of Transportation;
- (f) submission of revised architectural drawings including rooftop mechanical screening details, to the satisfaction of the City Architect;
- (g) submission of fascia signage details to the satisfaction of the City Architect;
- (h) final inspection of Demolition Permit No. 07-03569 to the satisfaction of the Building Division; and
- (i) removal of the illegal truck parking to the satisfaction of the By-law Enforcement & Licensing Section.

RES.R08-652

Carried**RESIDENTIAL/INSTITUTIONAL****SURREY CITY CENTRE/WHALLEY**

- 12. 7906-0520-00**
10288, 10296 and Portion of 10320 - 133 Street
Patrick Cotter, Patrick Cotter Architect Inc./Weststone Properties 104 Ltd.
 Rezoning from RF to CD (based on RM-135)/Development Permit
in order to permit the development of a high-rise residential development in Surrey City Centre.

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That:

1. Council file Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16479.
2. Council rescind Resolution No. R07-2736 of the October 15, 2007 Regular Council - Land Use meeting adopting the recommendations and conditions of approval for application No. 7906-0520-00.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive

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

- 4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,254 square metres (13,500 sq. ft.) to 818 square metres (8,800 sq. ft.).
- 5. Council authorize staff to draft Development Permit No. 7906-0520-00 in accordance with the attached drawings (Appendix III).
- 6. Council endorse the revised Urban Village Master Plan block concept as shown on Appendix III.
- 7. 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the impact of reduced indoor amenity space in accordance with Council Policy O-48; and
 - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R08-653

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16622" pass its first reading.

RES.R08-654

Carried

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

RES.R08-655	It was No. 12000, Amendment By-law, 2008, No. 16622" pass its second reading.	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16622" pass its second reading. <u>Carried</u>
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RES.R08-656	It was then By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16622" be held at the City Hall on April 14, 2008, at 7:00 p.m.	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. 16622" be held at the City Hall on April 14, 2008, at 7:00 p.m. <u>Carried</u>
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C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 100 Amendment By-law, 2004, No. 15405"

7903-0406-00 - Mark Chandler, c/o The Abbarch Partnership Architects

To authorize the redesignation of the property located at 9998 - 176 Street from Suburban (SUB) to Commercial (COM).

Approved by Council: June 7, 2004

This by-law is proceeding in conjunction with By-law 15406.

- * Planning & Development advise that (see memorandum dated March 10, 2008 in by-law back-up) By-law No. 15405 should be filed as the new owner has requested that the file be closed and a new application has been received under Application No. 7908-0052-00.

It was
By-law, 1996, No. 12900, No. 100 Amendment By-law, 2004, No. 15405" be filed.

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

RES.R08-657

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14876, Amendment By-law, 2004, No. 15406"

7903-0406-00 - Mark Chandler, c/o The Abbarch Partnership Architects

To amend CD By-law 14876 in Sections 1. and 2.B to reflect the addition of the property at 9998 - 176 Street and rezone that property from C-G(2) (By-law No. 5942) to CD (By-law No. 14876). The purpose of this amendment is to permit the construction of two additional commercial buildings in conjunction with a neighbourhood shopping centre.

Approved by Council: June 7, 2004

This by-law is proceeding in conjunction with By-law 15405.

- * Planning & Development advise that (see memorandum dated March 10, 2008 in by-law back-up) By-law No. 15406 should be filed as the new owner has requested that the file be closed and a new application has been received under Application No. 7908-0052-00.

It was
No. 12000, Amendment By-law, 2002, No. 14876, Amendment By-law, 2004, No. 15406" be filed.

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

RES.R08-658

Carried

FINAL ADOPTIONS

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16454"

7906-0439-00 - Petro Canada Inc.,
c/o Gustavson Wylie Architects (David Cheung)

CG-2 to CD (BL 12000) - 2692 - 152 Street - to permit the redevelopment
of an existing gas station.

Approved by Council: September 10, 2007

Note: A Development Permit (7906-0439-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16454" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-659

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16092"

7905-0206-00 - Teri-Jo Killoran, c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

RF to RF-O (BL 12000) - 1264 - 129B Street - to permit an addition to the
existing single family dwelling.

Approved by Council: September 11, 2006

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16092" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-660

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16268"

7906-0144-00 - Sullivan Hill's Development Corporation, c/o Barnett Dembek
Architects Inc. (Maciej Dembek)

RA to CD (BL 12000) - 6209 and 6279 - 144 Street - to permit the
development of 167 townhouse units.

Approved by Council: February 12, 2007

Note: A Development Permit (7906-0144-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c).

- * Planning & Development advise that (see memorandum dated May 27, 2008 in by-law backup) since the application was originally presented to Council, the applicant has increased the size of the amenity building on the site to meet the minimum indoor amenity space requirements under the Zoning By-law. As such, the applicant is no longer requesting Council's approval to reduce the amount of required indoor amenity space.
- * In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the South Newton Neighborhood Concept Plan (NCP) to redesignate the site from "Townhouses 15 upa max" to "Townhouses 20 upa max".

This item was not in order.

6. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 81 Amendment By-law, 2008, No. 16562"

7907-0237-01 - Arzoo Enterprises Ltd., c/o Baldev Nijjer

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading "Temporary Commercial Use Permit Areas" by adding a new heading "Temporary Commercial Use Permit Area No. 18 - Temporary Automotive Repair Shop and/or Tire Retail Store". This application will allow for temporary automotive repair, tire retail, car detailing and car wash uses on the site located at 7127 King George Highway.

Approved by Council: January 28, 2008

Note: A Temporary Use Permit (7907-0237-01) on the site is to be considered for Final Approval under Clerk's Report, Item I.2(a).

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 81 Amendment By-law, 2008, No. 16562" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R08-661

Carried

I. CLERK'S REPORT**1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7906-0439-00**
Petro-Canada Inc.
David Cheung, Gustavson Wylie Architects
 2692 - 152 Street

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

"That Development Permit No. 7906-0439-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law No. 16454 under Item H.3.

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

No. 7906-0439-00 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.R08-662

Carried

- (b) **Development Permit No. 7907-0277-00**
Pacific Land Resource Group/Pacific Link Industrial Park
 11850 - 103A Avenue

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

"That Development Permit No. 7907-0277-00 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 Hunt
 Seconded by Councillor Gill
 That Development Permit

No. 7907-0277-00 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.R08-663

Carried

- (c) **Development Permit No. 7906-0144-00**
Maciej Dembek/Sullivan Hills Development Corporation,
Inc. No. 0732557
 6209 & 6279 - 144 Street

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

"That Development Permit No. 7906-0144-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law No. 16268 under Item H.5.

This item was not in order.

2. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7907-0237-01**
Arzoo Enterprises Ltd.
c/o Baldev Nijjer
 7127 King George Highway

To allow for a temporary automotive repair, tire retail, car detailing and car wash uses on the site not to exceed a period of two years.

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

"That Temporary Commercial Use Permit No. 7907-0237-01 be issued to Arzoo Enterprises Ltd. to allow for a temporary automotive repair, tire retail, car detailing and car wash uses on the site not to exceed a period of two years on the sites more particularly described as Lot 1, Section 17,

Township 2, New Westminster District, Plan 8939, and that the Mayor and Clerk be authorized to sign the necessary documents."

Note: See By-law No. 16562 under Item No. H.6.

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Temporary Commercial Use Permit
No. 7907-0237-01 be issued to Arzoo Enterprises Ltd. to allow for a temporary automotive repair, tire retail, car detailing and car wash uses on the site not to exceed a period of two years on the sites more particularly described as Lot 1, Section 17, Township 2, New Westminster District, Plan 8939, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R08-664

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

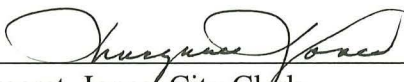
It was Moved by Councillor Hunt
Seconded by Councillor Gill
That the Regular Council - Land Use
meeting do now adjourn.

RES.R08-665

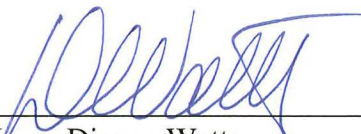
Carried

The Regular Council- Land Use meeting adjourned at 6:12 p.m.

Certified Correct:



Margaret. Jones, City Clerk



Mayor Dianne Watts