



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, APRIL 14, 2008
Time: 4:02 p.m.

Present:

Mayor Watts
Councillor Steele
Councillor Gill
Councillor Martin
Councillor Hepner
Councillor Bose
Councillor Hunt

Absent:

Councillor Higginbotham

Councillors Entering Meeting as Indicated:

Councillor Villeneuve

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
Deputy City Manager
Manager, Area Planning & Development,
North Division
Manager, Area Planning & Development,
South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. 7907-0301-00

13243 - 72 Avenue

Jasmil Sran/Nav Developments Ltd.

Rezoning from RF to IL / Development Permit / Development Variance Permit
*in order to permit the development of a light industrial building and relax the
front and rear yard setbacks.*

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0301-00 in accordance with the attached drawings (Appendix II).

3. Council approve Development Variance Permit No. 7907-0301-00 (Appendix V) varying the following to proceed to Public Notification:
 - (a) to reduce the required rear (northerly) yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre; and
 - (b) to reduce the minimum front yard (72 Avenue) setback of the IL Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to allow for a projecting glazed element on the second floor only.

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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) the applicant address the shortfall in tree replacement.

RES.R08-773

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16623" pass its first reading.

RES.R08-774

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. 16623" pass its second reading.

RES.R08-775

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. 16623" be held at the
 City Hall on April 28, 2008, at 7:00 p.m.

RES.R08-776

Carried

SOUTH SURREY

2. **7907-0368-00**
15308 - 32 Avenue
Wes Macaulay, Site Lines Architecture Inc./0769039 B.C. Ltd., Inc. No. 769039

Director Information:**Dave Mitchell****Rob Wesley****Officer Information: (as at September 15, 2007)****Dave Mitchell (Secretary)****Rob Wesley (President)**Partial Land Use Contract Discharge/Rezoning from RA to IB/
Development Permit*in order to permit the development of a 3-storey industrial business park building.*

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That:

1. a By-law be introduced to partially discharge Land Use Contract No. 11 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7907-0368-00 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) final approval from the Ministry of Transportation;
 - (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 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) registration of a Section 219 Restrictive Covenant for "no build" on the southern portion of the site until future consolidation and shared parking/access agreement with the adjacent properties to the east (3122/3142 Croydon Drive); and
- (g) registration of a reciprocal access/parking easement with the adjacent property to the east (15332 - 32 Avenue).

RES.R08-777

Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 11,
Authorization By-law, 1974, No. 4185 Partial Discharge By-law, 2008,
No. 16624" pass its first reading.

RES.R08-778

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 11,
Authorization By-law, 1974, No. 4185 Partial Discharge By-law, 2008,
No. 16624" pass its second reading.

RES.R08-779

Carried

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Land
Use Contract No. 11, Authorization By-law, 1974, No. 4185 Partial Discharge
By-law, 2008, No. 16624" be held at the City Hall on April 28, 2008, at 7:00 p.m.

RES.R08-780

Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16625" pass its first reading.

RES.R08-781

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16625" pass its second reading.

RES.R08-782

Carried

It was then Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16625" be held at the
 City Hall on April 28, 2008, at 7:00 p.m.

RES.R08-783

Carried

Councillor Bose left the meeting at 4:04 p.m. due to a potential conflict of interest as his family owns property in the area.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

3. **7908-0048-00**
16347 - 60 Avenue
Hunter Laird Engineering Ltd./Qualico Developments (Vancouver) Inc.,
Inc. No. A26101
 Rezoning from RF-12 to RF
in order to permit the development of a single family dwelling with a detached single car garage.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That a By-law be introduced to rezone the
 subject site from "Single Family Residential (12) Zone (RF-12)" (By-law
 No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a
 date be set for Public Hearing.

RES.R08-784

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16626" pass its first reading.

RES.R08-785

Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16626" pass its second reading.

RES.R08-786

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16626" be held at the City Hall on April 28, 2008, at 7:00 p.m.

RES.R08-787

Carried

Councillor Bose returned to the meeting at 4:04 p.m.

4. 7907-0174-00

17241 - 64 Avenue

Dexter Hirabe, CitiWest Consulting Ltd./Avtar Singh Saran, Narendra Kaur Saran, Surinder Kumar Malhotra and Seneha Malhotra

OCP Amendment of a portion of the site from Suburban to Urban/Rezoning from RA to RF-12/Development Permit

in order to permit the development of approximately 6 small single family lots with an agricultural buffer.

Councillor Villeneuve entered the meeting at 4:05 p.m.

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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.
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 authorize staff to draft Development Permit No. 7907-0174-00 in accordance with the attached drawings (Appendix IX).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a landscaping plan and landscaping cost estimate for the required buffer area to the specifications and satisfaction of the City Landscape Architect;
- (f) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant for "no build" on the easterly 4.2 metres (14 sq.ft.) of proposed Lot 6 until future consolidation with the adjacent property to the west at 17267 - 64 Avenue.
- (h) registration of a Section 219 Restrictive Covenant for "no build" within the 20-metre (65 ft.) wide buffer area along the ALR boundary, and insertion of a clause into the Building Scheme ensuring no encroachment into the buffer on proposed Lots 1 and 2;
- (i) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 applications;
- (j) registration of a 2.5-metre (8 ft.) wide right-of-way for public access along the south property line on all of the proposed lots fronting 64 Avenue, to accommodate the Hook Greenway;
- (k) provision of cash-in-lieu for the installation of the required landscaping for the Hook Greenway (64 Avenue) to the satisfaction of the General Manager, Parks, Recreation & Culture;
- (l) registration of a Section 219 Restrictive Covenant on all of the proposed lots advising future home owners of the existing farm operations on the adjacent agricultural lands; and
- (m) registration of a Section 219 Restrictive Covenant on proposed Lots 5 and 6 to prohibit the installation or construction of any fence along the south property line fronting 64 Avenue.

RES.R08-788

Carried with Councillor Bose opposed.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 210 Amendment By-law 2008, No. 16627" pass its
first reading.
RES.R08-789 Carried with Councillor Bose opposed.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 210 Amendment By-law 2008, No. 16627" pass its
second reading.
RES.R08-790 Carried with Councillor Bose opposed.

It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 210 Amendment By-law 2008,
No. 16627" be held at the City Hall on April 28, 2008, at 7:00 p.m.
RES.R08-791 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16628" pass its first reading.
RES.R08-792 Carried with Councillor Bose opposed.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16628" pass its second reading.
RES.R08-793 Carried with Councillor Bose opposed.

It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16628" be held at the
City Hall on April 28, 2008, at 7:00 p.m.
RES.R08-794 Carried

FLEETWOOD/GUILDFORD**5. 7907-0241-00****9750 - 160 Street****Mike Helle, Coastland Engineering & Surveying Ltd./Charan Singh Khera**

Rezoning from RA to RF-12

in order to allow subdivision into approximately 6 RF-12 lots.

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) 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;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) removal of debris and clean-up of site to the satisfaction of By-law Enforcement & Licensing Section; and
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on the northern portion of the subject property until future consolidation with the adjacent property to the north (9762 - 160 Street).

RES.R08-795

Carried with Councillor Bose opposed.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16629" pass its first reading.
 RES.R08-796 Carried with Councillor Bose opposed.

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16629" pass its second reading.
 RES.R08-797 Carried with Councillor Bose opposed.

It was then Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16629" be held at the
 City Hall on April 28, 2008, at 7:00 p.m.
 RES.R08-798 Carried

- 6. 7907-0138-00**
14984 and 14992 Fraser Highway; / 14975 - 90A Avenue; 9075 - 150 Street
Doug Johnson, Douglas R. Johnson Architect Ltd./Jagir Kaur Boyal,
Narinder Sheenh, Satveer Mandair
 Rezoning from RF to CD (based on RM-15)/Development Permit
in order to permit the development of 15 townhouse units.

It was Moved by Councillor Martin
 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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7907-0138-00 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) 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 no indoor amenity space; and
- (g) the applicant address the concern that the development will place additional pressure on existing parks, recreation and culture facilities in the area to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R08-799

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16630" pass its first reading.

RES.R08-800

Carried

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

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16630" pass its second reading.

RES.R08-801

Carried

It was then

Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16630" be held at the
City Hall on April 28, 2008, at 7:00 p.m.

RES.R08-802

Carried

NEWTON

7. **7907-0072-00**
6045 - 128 Street
Joe Wong, Omega Engineering Ltd./Surjit Singh Sandhu, Surjit Kaur Samra, Sukhmander Singh and Gurjit Kaur Gill
Rezoning from RA to RF and RF-12/Development Variance Permit
in order to allow subdivision into 4 single family small lots and a remnant single family residential lot and to relax the front and rear yard setbacks for an existing dwelling being retained on the remnant RF lot.

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

1. a By-law be introduced to rezone Block A shown on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and to rezone Block B shown on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0072-00 (Appendix IX) varying the following to proceed to Public Notification:
 - (a) to vary the RF Zone for proposed Lot 5 to reduce the required front and rear setbacks from 7.5 metres (25 ft.) to a minimum of 4.31 metres (14.1 ft.) and 3.84 metres (12.6 ft.) respectively for the existing dwelling only.
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) 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) completion of a Building Code review and spatial separation report to the satisfaction of the Planning and Development Department;

- (f) registration of a Section 219 Restrictive Covenant for tree protection on Lots 1 and 5; and
- (g) submission of an acceptable security ensuring minor building modifications will be completed on the retained dwelling to the satisfaction of the Design Consultant.

RES.R08-803 Carried with Councillor Bose opposed.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16631" pass its first reading.

RES.R08-804 Carried with Councillor Bose opposed.

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

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16631" pass its second reading.

RES.R08-805 Carried with Councillor Bose opposed.

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16631" be held at the
City Hall on April 28, 2008, at 7:00 p.m.

RES.R08-806 Carried

SOUTH SURREY

8. **7907-0374-00**
15683, 15647, 15705 and 15747 - 28 Avenue; 2855, 2875 and 2885 Helc Place
Defina Curtis, Gomberoff Bell Lyon Architects Group Inc./
Wynstone Developments Ltd., Inc. No. 803412
OCP Amendment from Suburban to Urban/Rezoning from RA to CD (based on
RM-15)/Development Permit
in order to permit the development of a 58-unit cluster housing development.

It was Moved by Councillor Martin
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.

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 approve the applicant's request to reduce the required indoor amenity space from 174 square metres (1,873 sq. ft.) to 74 square metres (797 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7907-0374-00 in accordance with the attached drawings (Appendix II).
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 (lot consolidation) to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey, arborist report, landscape plan and landscape cost estimate 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 adequately address the impact of reduced indoor amenity space;
 - (f) the applicant provide a shared access with the adjacent property (15755 - 28 Avenue) to 28 Avenue; and
 - (g) registration of a Section 219 Restrictive Covenant to ensure on-site protection of a minimum of 35% open space.

RES.R08-807

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 211 Amendment By-law 2008, No. 16632" pass its
first reading.
RES.R08-808 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 211 Amendment By-law 2008, No. 16632" pass its
second reading.
RES.R08-809 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 211 Amendment By-law 2008,
No. 16632" be held at the City Hall on April 28, 2008, at 7:00 p.m.
RES.R08-810 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16633" pass its first reading.
RES.R08-811 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16633" pass its second reading.
RES.R08-812 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16633" be held at the
City Hall on April 28, 2008, at 7:00 p.m.
RES.R08-813 Carried

9. **7907-0274-00**
1690 - 140 Street
Coastland Engineering & Surveying Ltd./Terraden Holdings Ltd., Inc. No. 689184
771080 B.C. Ltd., Inc. No. 771080
Director Information:
Stephen Bekar
Officer Information: (as at October 6, 2007)
Stephen Bekar (President, Secretary)
Rezoning from RF to RF-9
in order to allow subdivision into 3 single family small lots.

It was Moved by Councillor Gill
Seconded by Councillor Steele
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 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 to restrict driveway locations for the purpose of tree preservation on Lots 1, 2 and 3;
 - (f) registration of a Section 219 Restrictive Covenant to restrict front yard setbacks to 7 metres (23 ft.) for Lots 1 and 2 for the purpose of tree preservation; and
 - (g) registration of an easement/party wall agreement and Section 219 Restrictive Covenant to ensure joint maintenance of zero lot line garages.

3. Council pass a resolution to amend the Semiahmoo Peninsula LAP to redesignate the land from Urban Residential to Urban Residential Small Lots when the project is considered for final adoption.

RES.R08-814 Carried with Councillor Bose opposed.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16634" pass its first reading.
RES.R08-815 Carried with Councillor Bose opposed.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16634" pass its second reading.
RES.R08-816 Carried with Councillor Bose opposed.

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16634" be held at the
City Hall on April 28, 2008, at 7:00 p.m.
RES.R08-817 Carried

SURREY CITY CENTRE/WHALLEY

10. **7907-0370-00**
14122/14124 - 113 Avenue
Corazon de la Paz/VCPC Holdings Limited, Incorporation No. 385030
Development Permit/Development Variance Permit
in order to permit the expansion of an existing care facility.

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

1. Council authorize staff to draft Development Permit No. 7907-0370-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0370-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the RMS-1 Zone from 7.5 metres (25 ft.) to 4.4 metres (14.4 ft.).

3. Council instruct staff to resolve the following issue prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) issuance of Development Variance Permit No. 7907-0370-00.

RES.R08-818

Carried**11. 7906-0336-00****13906 and 13914 Fraser Highway****Gerry Blonski/Jaspal Deol, Balwinder Gill and Gurjit Gill**

Rezoning from RF to CD (based on RM-70)/Development Permit

in order to permit the development of a four-storey apartment building.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That:

1. 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 Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0336-00 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) 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) 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; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R08-819 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16635" pass its first reading.

RES.R08-820 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. 16635" pass its second reading.

RES.R08-821 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. 16635" be held at the
City Hall on April 28, 2008, at 7:00 p.m.

RES.R08-822 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

12. **7907-0388-00**
17735 - 1 Avenue
Olga Abramsky, Galaxie Signs/P.C.B. Properties Ltd., Incorporation No.
78028

Development Variance Permit
*in order to permit the construction of a free-standing sign to advertise a
neighbourhood pub (The Derby Bar & Grill) on an adjacent lot.*

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

1. Council approve Development Variance Permit No. 7907-0388-00
(Appendix V) varying the following to proceed to Public Notification:

- (a) to vary Part 5 Section 27 Sub-section 1 (e) and Part 1 Section 6 Sub-section 8 of the Sign By-law (No. 14656) to allow advertising for a business located at 17637 - 1 Avenue on a free-standing sign located at 17735 - 1 Avenue and to allow this third party advertising to comprise up to 100% of the free-standing sign copy area.

RES.R08-823

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

- 13. 7907-0271-00**
2511 King George Highway
Jason Gurash, Avenir Construction Inc./Pacifica Retirement Inc., Inc. No. 716633
 Development Variance Permit
to allow subdivision of the parent parcel and to reduce the minimum setback requirements as a result of the subdivision in order to facilitate one of the existing buildings to be subdivided into an air space parcel.

It was

Moved by Councillor Martin
 Seconded by Councillor Steele
 That:

1. Council approve Development Variance Permit No. 7907-0271-00, (Appendix III) varying the following, to proceed to Public Notification:
- (a) to vary the CD Zone to allow subdivision; and
- (b) to reduce the minimum setback of the CD Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.) pertaining to an interior lot line created to facilitate an air space subdivision.

RES.R08-824

Carried

- 14. 7907-0089-00**
12579 - 27 Avenue
Keith Leach/Keith Scott Leach and Nadia Catherine Leach
 Rezoning from RF to CD
in order to increase the maximum floor area of the RF Zone to permit an addition to an existing single family dwelling.

It was Moved by Councillor Martin
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 "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) final endorsement from Senior Government Environmental Agencies;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant restricting construction on the lot to occur only in compliance with the proposed house plans;
 - (e) registration of a Section 219 Restrictive Covenant to restrict future subdivision of the subject property; and
 - (f) satisfactory completion of the Geotechnical Report for buildings on the site.

RES.R08-825

Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16636" pass its first reading.

RES.R08-826

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16636" pass its second reading.

RES.R08-827

Carried

It was then Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16636" be held at the
 City Hall on April 28, 2008, at 7:00 p.m.
 RES.R08-828 Carried

**15. 7906-0266-00
 58 - 171 Street**

Dexter Hirabi, CitiWest Consulting Ltd./Peace Arch Properties Ltd., Inc. No. 680218
 NCP Amendment from Urban Single Family to Single Family Residential Flex
 (6 upa to 14.5 upa)/Rezoning from RA to RF-12 and RF-12C/
 Development Variance Permit
*in order to allow subdivision into 11 single family small lots and a remainder lot
 and to vary garage restrictions on 3 lots to allow for tree retention.*

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

1. a By-law be introduced to rezone the portion of the property shown as "Block A" on 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 to rezone the portion of the property shown as "Block B" on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0266-00 (Appendix VIII) varying the Zoning By-law as follows, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone for proposed Lots 4 and 5 to permit front access, double-car garage on a lot less than 13.4 metres (44 ft.) wide; and
 - (b) to vary the RF-12 Zone for proposed Lot 3 to permit front access from the lot where there is a lane up to or along the rear lot line or side lot line.
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) approval from the Ministry of Transportation;
- (d) final resolution of Transport Canada (NAV Canada) issues related to the adjacent telecommunication antenna/beacon located at 103 - 171 Street, including possible lot and building restrictions;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lots 3, 4 and 5 to prohibit rear access garages on these lots to ensure tree retention.

4. Council pass a resolution to amend the Douglas NCP/Local Area Plan to redesignate the land from Urban Single Family (6 upa) to Single Family Residential Flex (6 upa to 14.5 upa) when the project is considered for final adoption.

RES.R08-829 Carried with Councillor Bose opposed.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16637" pass its first reading.

RES.R08-830 Carried with Councillor Bose opposed.

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16637" pass its second reading.

RES.R08-831 Carried with Councillor Bose opposed.

It was then Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16637" be held at the
 City Hall on April 28, 2008, at 7:00 p.m.

RES.R08-832 Carried

SURREY CITY CENTRE/WHALLEY**16. 7907-0304-00**

**Portion of 13335 King George Highway
Wilson Chang, Architect /0741146 B.C. Ltd.**

Director Information:

Avtar Johl

Ken Beck Lee

Officer Information: (as at November 22, 2006)

Avtar Johl (President, Secretary)

Rezoning from RF to CD (based on RM-70)

Development Permit

in order to permit the development of a four-storey, 84-unit apartment building in Surrey City Centre.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone a portion of the subject site shown as Block A on the survey plan 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 Public Hearing (Appendix I).
2. Council authorize staff to draft Development Permit No. 7907-0304-00 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) 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 City Architect; and
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R08-833 Carried with Councillor Bose opposed.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16638" pass its first reading.

RES.R08-834 Carried with Councillor Bose opposed.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16638" pass its second reading.

RES.R08-835 Carried with Councillor Bose opposed.

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16638" be held at the
City Hall on April 28, 2008, at 7:00 p.m.

RES.R08-836 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, 2004, No. 15482"

7902-0222-00 - Alpenglow Development Ltd., and City of Surrey,
c/o P.J. Lovick Architects.

CHI and RF (BL 12000) to CD (BL 12000) - 11156, 11164 - 128 Street,
12808 King George Highway, 12816 and Portion of 12820 - 112 Avenue,
Portion of King George Highway - to permit the development of a
combined gasoline service station and convenience store.

Approved by Council: September 7, 2004

Note: A Development Permit (7902-0222-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(a).

Note: The Public Hearing on this application was held on September 27, 2004.
As more than two years have passed since the Public Hearing, Council
may wish to hold a new Public Hearing.

- * Planning & Development advise that (see memorandum dated April 8, 2008 in
by-law backup) the reason for the delay in bringing this application to Final
Adoption was due to the property being sold and the new owner has finalized
outstanding requirements.

It was

Moved by Councillor Martin

Seconded by Councillor Hunt

That "Surrey Zoning By-law, 1993,

No. 2000, Amendment By-law, 2004, No. 15482" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-837

Carried with Councillor Hepner opposed.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16468"

7907-0133-00 - Matteo and Kelly Francilia, c/o Kelly Francilia

RF to CCR (BL 12000) - 15720 - 106 Avenue - to permit a childcare
centre within a single family dwelling for a maximum of 20 children.

Approved by Council: October 1, 2007

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 2000, Amendment By-law, 2007, No. 16468" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R08-838 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16485"

7907-0220-00 - 0739360 B.C. Ltd. (Officer/Director: Major S. Lidder),
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

RA to RF (BL 12000) - 7331 - 148 Street - to permit subdivision into six
 (6) single family residential lots.

Approved by Council: November 5, 2007

- * Planning & Development advise that (see memorandum dated April 10, 2008 in
 by-law back-up) the building scheme which has been filed with the City Clerk has
 been developed by a Design Consultant based on a character study of the
 surrounding neighbourhood. The building scheme will be registered concurrently
 with the subdivision plan pursuant to Section 220 of the Land Title Act. A
 Section 219 Restrictive Covenant will also be registered to tie the building
 scheme to the land.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 2000, Amendment By-law, 2007, No. 16485" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R08-839 Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 167 Amendment
 By-law, 2007, No. 16294"

7906-0066-00 - Elaine and William Merrell, c/o McElhanney Consulting
 Services Ltd. (Darren Braun)

To authorize the redesignation 7254 - 194 Street and Portion of 194 Street from
 Suburban (SUB) to Urban (URB).

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16295.

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-Law, 1996, No. 12900, No. 167 Amendment By-law, 2007, No. 16294" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R08-840

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16295"

7906-0066-00 - Elaine and William Merrell, c/o McElhanney Consulting
Services Ltd. (Darren Braun)

RA to RF-12C and RF-9C (BL 12000) - 7254 - 194 Street and Portion of
194 Street - to allow subdivision into approximately 9 small single family
lots (4 RF-12C and 5 RF-9C) with coach houses.

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16294.

- * Planning & Development advise that (see memorandum dated April 9, 2008 in
by-law back-up) the building scheme which was originally filed with the City
Clerk has been revised in response to a change in the building scheme template
and to the lot grading information submitted by the applicant's consultant for
review as follows:

- The maximum height of a retaining wall is 0.94 metre, with a maximum
combined retaining wall and fence/guardrail height of 1.8 metres.

This building scheme filed with the City Clerk, has been developed by a Design
Consultant based on a character study of the surrounding neighbourhood.
The building scheme will be registered concurrently with the subdivision plan
pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive
Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16295" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-841

Carried

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16346"

7906-0258-00 - Hayer Homes Ltd., c/o E. Adab Architect Ltd., (Fred Adab)

RF to CD (BL 12000) - 14954, 14962, 14970, 14982 - 102A Avenue and 10249 - 150 Street to permit the development of a 64-unit, 4-storey apartment building in Guildford.

Approved by Council: March 12, 2007

Note: A Development Permit (7906-0258-00) 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 Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16346" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-842

Carried

- 7. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 73, Amendment By-law, 2007, No. 16413"

7907-0028-00 - Albert and Norma Svab, Colin and Christine Svab, Darren Svab and Croydon Ventures Inc., c/o Aplin & Martin Consultants Ltd. (Michael Sanderson)

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permits by adding new Temporary Industrial Use Permit Area No. 22 "Soil Processing Operation" to allow the existing soil screening operation to continue for a period not exceeding two (2) years on Portions of 15650 - 28 Avenue, 2678 - 156 Street and 2660 Croydon Drive.

Approved by Council: June 25, 2007

Note: A Temporary Use Permit (7907-0028-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.2(a).

This by-law is proceeding in conjunction with By-law 16414.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 73, Amendment By-law, 2007, No. 16413" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R08-843

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16414"

7907-0028-00 - Albert and Norma Svab, Colin and Christine Svab, Darren Svab
 and Croydon Ventures Inc., c/o Aplin & Martin Consultants Ltd.
 (Michael Sanderson)

A-2 and RA to RA and A-2 (BL 12000) - Portions of 15650 - 28 Avenue,
 2678 - 156 Street and 2660 Croydon Drive - to allow a lot line adjustment.

Approved by Council: June 25, 2007

This by-law is proceeding in conjunction with By-law 16413.

Note: A Temporary Use Permit (7907-0028-00) on the site is to be considered
 for Final Approval under Clerk's Report, Item I.2(a).

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16414" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-844

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0222-00**
Alpenglow Development Ltd.
Graham Farstad, Arlington Group
 11156, 11164 - 128 Street; 12808 King George Highway, 12816 and
 Portion of 12820 - 112 Avenue

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

"That Development Permit No. 7902-0222-00 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. 15482 under Item H.1.

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

No. 7902-0222-00 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.R08-845 Carried with Councillor Hepner opposed.

(b) **Development Permit No. 7906-0258-00**

Fred Adab/Hayer Homes Ltd., Inc. No. 281313

14954 - 102A Avenue, 14962 - 102A Avenue, 14970 - 102A Avenue, 14982 - 102A Avenue, and 10249 - 150 Street

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

"That Development Permit No. 7906-0258-00 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. 16346 under Item H.6.

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

No. 7906-0258-00 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.R08-846 Carried

- (c) **Development Permit No. 7907-0189-00**
Chrison Holdings Ltd.
Samuel Chan, Ionic Architecture Inc.
 8395 King George Highway

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

"That Development Permit No. 7907-0189-00 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 Martin
That Development Permit
 No. 7907-0189-00 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.R08-847

Carried

2. Formal Approval of Temporary Use Permits

- (a) **Temporary Industrial Use Permit No. 7907-0028-00**
Croydon Ventures Inc.
Norma Jean Svab
Michael Sanderson, Aplin & Martin Consultants Ltd.
 2678 - 156 Street, 15650 - 28 Avenue and 2660 Croydon Drive

To allow an existing soil screening operation for a period not exceeding two (2) years on portions of the two lots.

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

"That Temporary Industrial Use Permit No. 7907-0028-00 be issued to Croydon Ventures Inc. and Norma Jean Svab to allow an existing soil screening operation for a period not exceeding two (2) years on portions of the two lots on the site more particularly described as that Portion of Lot 2 Except: Part on SRW 25810, Section 23, Township 1, New Westminster District, Plan 10600, and that Portion of Lot 3 Except: Part on SRW 25810, Section 23, Township 1, New Westminster District, Plan 10600, and that the Mayor and Clerk be authorized to sign the necessary documents."

Note: See By-law Nos. 16413 & 16414 under Item H.7 & H.8.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Temporary Industrial Use Permit
No. 7907-0028-00 be issued to Croydon Ventures Inc. and
Norma Jean Svab to allow an existing soil screening operation for a period
not exceeding two (2) years on portions of the two lots on the site more
particularly described as that Portion of Lot 2 Except: Part on SRW
25810, Section 23, Township 1, New Westminster District, Plan 10600,
and that Portion of Lot 3 Except: Part on SRW 25810, Section 23,
Township 1, New Westminster District, Plan 10600, and that the Mayor
and Clerk be authorized to sign the necessary documents.

RES.R08-848

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

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

RES.R08-849


Carried

The Regular Council- Land Use meeting adjourned at 4:12 p.m.

Certified Correct:



Margaret Jones, City Clerk



Mayor Dianne Watts