



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, APRIL 28, 2008  
Time: 5:15 p.m.

#### Present:

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

#### Absent:

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

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

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### NEWTON

- 1. 7908-0058-00**  
**7093 King George Highway**  
**Gary Pooni, Brook & Associates Inc./Newton Square Properties Ltd., Inc. No. 653099**  
Rezoning from C-8 to CD (based on C-8)/Development Permit  
Bingo Gaming Amendment  
*in order to permit the development of a Community Gaming Centre including  
Bingo and 150 slot machines and redevelopment of the existing commercial  
building.*

Councillor Martin stated a conflict of interest and left the meeting at 5:21 p.m.

It was recommended that the gaming policy be reviewed as the criteria within the gaming policy does not allow for this proposal.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That Council refer the application back to staff to proceed to a detailed planning stage and bring forward a rezoning By-law for Council consideration of a Community Gaming Centre (CGC) with a maximum of 150 slot machines, subject to the conditions discussed in this report.  
 RES.R08-890 Carried Councillors Hunt, Bose and Villeneuve against.

Councillor Martin returned to the meeting at 5:58 p.m.

2. **7907-0248-00**  
**7398 - 132 Street**  
**Zoran Prostran/598867 B.C. Ltd.**  
**Director Information:**  
**Otto-Hans Nowak**  
**Officer Information: (as at January 6, 2007)**  
**Otto-Hans Nowak (President) /Karl J. Pires (Secretary)**  
 Development Permit  
*in order to permit the development of a two-storey addition to an existing industrial building.*

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council approve the attached Development Permit No. 7907-0248-00 (Appendix IV), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.  
 RES.R08-891 Carried

**SURREY CITY CENTRE/WHALLEY**

3. **7907-0367-00**  
**11711 - 130 Street**  
**John Kristianson/Mill & Timber Products Ltd. (Incorporation No. 370,225)**  
 Development Variance Permit  
*in order to relax the north and south side yard setbacks of the IL Zone to permit the construction of administrative offices for a lumber mill.*

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

1. Council approve Development Variance Permit No. 7907-0367-00, (Appendix ) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum north side yard setback of the IL Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.); and
- (b) to reduce the minimum south side yard setback of the IL Zone from 7.5 metres (25 ft.) to 5.6 metres (18.4 ft.).

RES.R08-892

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON****4. 7907-0114-00****5418 - 184 Street****Richard Brooks, H.Y. Engineering Ltd./Fernanda Maria Rocha  
McCleneghan**

Heritage Revitalization Agreements

*in order to allow subdivision into three single family residential lots and to allow for the restoration and maintenance of three heritage houses.*

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That:

1. a By-law be introduced to repeal Heritage Designation By-law, 1986, No. 8791.
2. a By-law be introduced to allow for the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the subdivision and restoration and maintenance of the Robert Dougal MacKenzie House at 5418 - 184 Street.
3. a By-law be introduced to allow for the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Henry Parr House at 5431 - 184A Street.
4. a By-law be introduced to allow for the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Currie House at 5417 - 184A Street.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;



- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) demolition of existing accessory structures, except for the Robert Dougal MacKenzie House, to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant to ensure no build and no building permit issuance other than for the heritage houses and garages described in the respective HRAs; and
6. Council give final reading of the By-law to repeal Heritage Designation By-law, 1986, No. 8791 when the project is considered for final adoption.
  7. Council pass a resolution to amend the Surrey Heritage Register for 5418 - 184 Street to allow for the inclusion of all three heritage buildings when the project is considered for final adoption.
  8. Council pass a resolution to remove 17724 - 57A Avenue (the previous location of the Parr House) from the Surrey Heritage Register, as a heritage property and to add 5431 - 184A Street (proposed Lot 2) as a heritage property on the Surrey Heritage Register, when the project is considered for final adoption.
  9. Council pass a resolution to remove 5731 - 182 Street (the previous location of the Currie House) from the Surrey Heritage Register, as a heritage property and to add 5417 - 184A Street (proposed Lot 3) as a heritage property on the Surrey Heritage Register when the project is considered for final adoption.

RES.R08-893

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Municipal Heritage Site

Designation By-law, 1986, No. 8791, Repeal By-law, 2008, No. 16644" pass its first reading.

RES.R08-894

Carried

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



- It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That " Surrey Municipal Heritage Site  
Designation By-law, 1986, No. 8791, Repeal By-law, 2008, No. 16644" pass its  
second reading.
- RES.R08-895 Carried
- The said By-law was then read for the third time.
- It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That " Surrey Municipal Heritage Site  
Designation By-law, 1986, No. 8791, Repeal By-law, 2008, No. 16644" pass its  
third reading.
- RES.R08-896 Carried
- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Heritage Revitalization  
Agreement By-law, 2008, No. 16645" pass its first reading.
- RES.R08-897 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Heritage Revitalization  
Agreement By-law, 2008, No. 16645" pass its second reading.
- RES.R08-898 Carried
- It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Heritage  
Revitalization Agreement By-law, 2008, No. 16645" be held at the City Hall on  
May 12, 2008, at 7:00 p.m.
- RES.R08-899 Carried
- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Heritage Revitalization  
Agreement By-law, 2008, No. 16646" pass its first reading.
- RES.R08-900 Carried



5. **7907-0098-00**  
**6529, 6541 and 6561 - 192 Street**  
**Carson Noffle, Focus Architecture Inc./Mackenzie Properties Ltd., Inc. No. 703100**  
Rezoning from RA to CD/Development Permit  
*in order to permit the development of two, 4-storey apartment buildings*  
*consisting of 40 units each, in East Clayton.*

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That:

1. 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.
2. Council authorize staff to draft Development Permit No. 7907-0098-00 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) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a 6.0-metre (20 ft.) wide right-of-way for public access along a portion of the southeast corner of the site to accommodate a public pathway; and
  - (g) provision of cash-in-lieu for the construction of the 6.0-metre (20 ft.) wide public pathway to the satisfaction of the Parks, Recreation & Culture Department.

RES.R08-906

Carried



It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16648" pass its first reading.  
RES.R08-907 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. 16648" pass its second reading.  
RES.R08-908 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. 16648" be held at the  
City Hall on May 12, 2008, at 7:00 p.m.  
RES.R08-909 Carried

- 6. 7906-0009-00**  
**5961 - 184 Street**  
**Darren Braun, McElhanney Consulting Services Ltd./Parmjit Singh Dosanjh and**  
**Kamaljit Kaur Dosanjh**  
Development Variance Permit  
*in order to reduce the front yard setback for proposed Lot 2 for tree retention as*  
*part of a proposed subdivision.*

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

1. Council approve Development Variance Permit No. 7906-0009-00,  
(Appendix I) 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 5.5 metres (18 ft.) to the building face and  
4.0 metres (13 ft.) to the verandah for proposed Lot 2.

RES.R08-910 Carried

**FLEETWOOD/GUILDFORD**

7. **7907-0276-00**  
**8935 and 8945 - 162 Street**  
**John Sookochoff/Karen Anne Pedersen, Beverly Jean Sookochoff**  
Development Variance Permit  
*to reduce setbacks for existing houses to be retained in a proposed subdivision.*

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

1. Council approve Development Variance Permit No. 7907-0276-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear side yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.19 metres (13.7 ft.) on proposed Lot 1; and
  - (b) to reduce the minimum north side yard setback of the RF Zone from 1.8 metres (6 ft.) to 0 metre (0 ft.) on proposed Lot 2.

RES.R08-911

Carried

8. **7907-0262-00**  
**8040 - 160 Street**  
**Clarence Arychuk, Hunter Laird Engineering Ltd./Athwal Construction Inc., Inc. No. 403906, Fleetwood Commerce Court Inc., Inc. No. 582122**  
Rezoning from RA to RF/Development Variance Permit  
*in order to allow subdivision into 7 single family residential lots.*

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
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 Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0262-00, (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone for proposed Lot 7 from 28 metres (90 ft.) to 22 metres (72 ft.); and
  - (b) to reduce the minimum east rear yard setback of the RF Zone for proposed Lot 7 from 7.5 metres (25 ft.) to 2.4 metres (8 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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (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 "no build" on portions of proposed Lot 4 hooked across 160A Street until future consolidation with the adjacent property located at 16026 - 80A Avenue; and
  - (f) issuance of Development Variance Permit. No. 7907-0262-00.

RES.R08-912

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16649" pass its first reading.

RES.R08-913

Carried

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. 16649" pass its second reading.

RES.R08-914

Carried

It was then

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16649" be held at the  
 City Hall on May 12, 2008, at 7:00 p.m.

RES.R08-915

Carried



**NEWTON****9. 7906-0088-00****13065 - 60 Avenue****Dexter Hirabe CitiWest Consulting Ltd./Varinder Pal Kaur Gill**

Partial NCP Amendment from Single Family to Small Lot

Rezoning from RA to RF and RF-12 /Development Variance Permit

*in order to allow subdivision into 3 standard single family lots and 2 single family small lots.*

It was

Moved by Councillor Bose

Seconded by Councillor Villeneuve

That:

1. the rezoning from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) of Block B, as shown on the survey plan attached as Appendix I, be denied.
2. a By-law be introduced to rezone Blocks "A" and "B" 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 a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7906-0088-00 (Appendix VIII) varying the following to proceed to Public Notification:
  - (a) to vary the RF Zone for proposed Lot 2 to permit reduced front and rear yard setbacks.
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) 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 an acceptable design and construction for the walkway immediately east of the subject property; and
- (f) registration of a Section 219 Restrictive Covenant for tree protection on portions of Lots 1, 2 and 4.
- RES.R08-916 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16650" pass its first reading.

RES.R08-917 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. 16650" pass its second reading.

RES.R08-918 Carried

It was then Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16650" be held at the  
City Hall on May 12, 2008, at 7:00 p.m.

RES.R08-919 Carried

## SOUTH SURREY

- 10. 7907-0323-00**  
**13456 - 13A Avenue**  
**Lori Richards, H.Y. Engineering Ltd./Peter and Donna Harco**  
Rezoning from RF to RF-O  
*in order to allow subdivision into 2 single family residential ocean front lots.*

It was requested that Council receive a report clarifying the geotechnical property limits prior to the public hearing.

It was Moved by Councillor Martin  
Seconded by Councillor Higginbotham  
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 Oceanfront Zone (RF-O)" (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 the existing detached garage;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) finalization of the geotech report and final lot grading plan, and registration of a Section 219 Restrictive Covenant to tie the geotechnical report conditions to the site;
  - (f) registration of a Section 219 Restrictive Covenant to establish design guidelines on the subject RF-O lots; and
  - (g) the applicant satisfactorily address the shortfall in tree retention.

RES.R08-920

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16651" pass its first reading.

RES.R08-921

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. 16651" pass its second reading.

RES.R08-922

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. 16651" be held at the  
City Hall on May 12, 2008, at 7:00 p.m.

RES.R08-923

Carried



**11. 7907-0268-00****13893 - 20 Avenue****Ernest Gray /Ernest and Reta Gray**

Rezoning from RA to RH/Development Variance Permit

*in order to allow subdivision into two half-acre single family lots with retention of the existing home.*

It was

Moved by Councillor Higginbotham

Seconded by Councillor Martin

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 approve Development Variance Permit No. 7907-0268-00, (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west side yard setback of the RH Zone from 4.5 metres (15 ft.) to 3.9 metres (12.8 ft.) to allow the retention of the existing dwelling only on Lot 1;
  - (b) to reduce the minimum east side yard setback of the RH Zone from 4.5 metres (15 ft.) to 4.0 metres (13.1 ft.) to allow the retention of the existing dwelling only; and
  - (c) to reduce the minimum west side yard setback of the RH Zone from 4.5 metres (15 ft.) to 3 metres (10 ft.) on Lot 2 to allow for tree retention.
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) registration of a Section 219 Restrictive Covenant for tree protection;

- (e) registration of a Section 219 Restrictive Covenant requiring the house on Lot 2 to use the existing driveway which cannot be widened.

RES.R08-924 Carried with Councillor Bose opposed.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16652" pass its first reading.

RES.R08-925 Carried with Councillor Bose opposed.

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. 16652" pass its second reading.

RES.R08-926 Carried with Councillor Bose opposed.

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. 16652" be held at the  
City Hall on May 12, 2008, at 7:00 p.m.

RES.R08-927 Carried

**12. 7907-0002-00**  
**1752 - 140 Street**  
**Dexter Hirable, CitiWest Consulting/796380 B.C. Ltd.**

**Director Information:**

**Gurkamal Loodu/Avtar Maheem**

**No Officer Information Filed**

Partial LUC Discharge/Rezoning from RF to RF-9

*in order to allow subdivision into three small single family lots.*

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

1. a By-law be introduced to partially discharge Land Use Contract 451 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 (9) Zone (RF-9)" (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; and
  - (d) demolition of existing buildings at 1752 - 140 Street, to the satisfaction of the Planning and Development Department.
  
4. Council pass a resolution to amend the Semiahmoo Peninsula LAP to redesignate the site from Urban Residential to Urban Residential Small Lots when project is considered for final adoption.

RES.R08-928 Carried with Councillor Bose opposed.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Land Use Contract No. 451,  
Authorization By-law, 1978, No. 5702, Amendment By-law, 1983, No. 7504  
Partial Discharge By-law, 2008, No. 16653" pass its first reading.

RES.R08-929 Carried with Councillor Bose opposed.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 451,  
Authorization By-law, 1978, No. 5702, Amendment By-law, 1983, No. 7504  
Partial Discharge By-law, 2008, No. 16653" pass its second reading.

RES.R08-930 Carried with Councillor Bose opposed.

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land  
Use Contract No. 451, Authorization By-law, 1978, No. 5702, Amendment  
By-law, 1983, No. 7504 Partial Discharge By-law, 2008, No. 16653" be held at  
the City Hall on May 12, 2008, at 7:00 p.m.

RES.R08-931 Carried





**H. BY-LAWS**

## TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16353"

7902-0395-00 - Karnail and Sukhdev Sekhon, Himmat and Mohinder Sekhon, Baldev and Gurmeet Kaur Sekhon, c/o Pacific Land Resource Group (Oleg Verbenkov)

A-1 to CD (BL 12000) - Portion of 16082 - 40 Avenue - to permit the development of four (4) one-acre gross density type lots and fourteen (14) half-acre gross density type lots, and establish an agricultural buffer along the ALR boundary.

Approved by Council: March 12, 2007

- \* Planning & Development advise that (see memorandum dated April 24, 2008 in by-law back-up) By-law No. 16353 should be filed as the applicant has requested that the file be closed and a new application has been received under Application No. 7907-0282-00.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16353" be filed.

RES.R08-935

Carried

## FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16467"

7907-0153-00 - Progressive Construction Ltd., T.R. Projects Ltd. and R.A.B. Ventures #3 Ltd., c/o Tim Bontkes, BFW Developments Ltd.

RA to RF-9C (BL 12000) - 19584 - 68A Avenue - to allow subdivision into approximately 22 small lots in East Clayton.

Approved by Council: October 1, 2007

- \* Planning & Development advise that (see memorandum dated April 23, 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 Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16467" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R08-936 Carried

3. "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(a).

- \* Planning & Development advise that (see memorandum dated April 23, 2008 in  
by-law backup) following third reading, the applicant's architect advised staff that  
the development data specified on the architectural drawings, from which the  
subject CD Zone was drafted, was incorrect and the lot coverage of the project is  
actually higher than originally calculated from 31% to 33%. The increased lot  
coverage is the result of a calculation error, and not a result of physical changes to  
the proposed townhouse project. The actual proposed lot coverage of 33% is still  
substantially lower than the 45% permitted under the City's typical ground-  
oriented townhouse Zones and it is therefore requested that Council consider the  
amendment to lot coverage prior to final adoption. This proposed amendment  
does not affect use or density and therefore, By-law 16268 can proceed without a  
new Public Hearing.

Additionally, 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 no longer requires Council's approval to reduce the amount of  
required indoor amenity space.

- \* In addition, Planning & Development advise that it is in order for Council to pass  
a resolution amending the South Newton Neighbourhood Concept Plan (NCP) to  
redesignate the site from "Townhouses 15 upa max" to "Townhouses 20  
upa max".



It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council rescind Resolution R07-674 of  
the February 26, 2007 Regular Council Public Hearing Minutes passing Third  
Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,  
No. 16268".

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16268" by deleting  
Section E. Lot Coverage and inserting the following in its place:

"E. Lot Coverage

The maximum *lot coverage* shall be 33%."

RES.R08-937 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16268" pass its third reading, as  
amended.

RES.R08-938 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend the South Newton  
Neighbourhood Concept Plan (NCP) to redesignate the site from "Townhouses  
15 upa max" to "Townhouses 20 upa max".

RES.R08-939 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16268" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-940 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16008"

7905-0368-00 - Narinder Garcha and Narinder Kaur Garcha, Gurbax Gurcha,  
c/o McElhanney Consulting Services Ltd. (Dwight Heintz)

RA to RF-12 and RF-9C - 6212 and 6250 - 142 Street - to allow  
subdivision into approximately 51 single family small lots.

Approved by Council: April 24, 2006

- \* Planning & Development advise that (see memorandum dated April 24, 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 Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2006, No. 16008" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-941

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16553"

7907-0314-00 - 0778312 BC Ltd., c/o 388 Construction Ltd. (Ranjit Aadmi)

CD (BL 16350) to RF (BL 12000) - 3313 - 148 Street - to position the site  
for future development in accordance with the King George Highway  
Corridor Land Use Plan.

Approved by Council: January 14, 2008

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2008, No. 16553" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-942

Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 189 Amendment By-law, 2007, No. 16436"

7905-0136-00 - H.J. Property Investment Ltd.,  
c/o Barnett Dembek Architects Inc. (Maciej Dembek)

To authorize the redesignation of properties located at 19461/19449 & 19405 - 64 Avenue, 6474 - 194 Street and Portion of 19455 - 64 Avenue from "Urban (URB)" to "Multiple Residential (RM)".

Approved by Council: July 23, 2007

This by-law is proceeding in conjunction with By-law 16437.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 189 Amendment By-law, 2007, No. 16436" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-943

Carried with Councillor Bose opposed.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16437"

7905-0136-00 - H.J. Property Investment Ltd.,  
c/o Barnett Dembek Architects Inc. (Maciej Dembek)

RA to CD (BL 12000) - 19461/19449 & 19405 - 64 Avenue,  
6474 - 194 Street and Portion of 19455 - 64 Avenue - to permit the development of a total of eight, 4-storey apartment buildings and approximately 487 units.

Approved by Council: July 23, 2007

This by-law is proceeding in conjunction with By-law 16436.

**Note:** Development Permits (7905-0136-00) and (7905-0136-01) on the site are to be considered for Final Approval under Clerk's Report, Item I.(b).

- \* Planning & Development advise that (see memorandum dated April 10, 2008 in by-law backup) as a result of the Public Hearing held on September 10, 2007, concerns were raised by residents regarding the increased traffic, specifically with respect to improvements to 64 Avenue and drainage of the development site. The developer, H.J. Property Investment Ltd. has provided a timeline of phasing for the development and the Engineering Department has advised, in conjunction with the development, specific works and services will be completed as outlined in the memorandum provided in by-law backup.

Additionally, as a result of resident concerns, Corporate Report R254 was presented to Council on December 3, 2007 which reported the progress to date in achieving the land use and sustainability objectives established in the East Clayton NCP.



- \* Furthermore, Planning and Development advise that it is in order for Council to pass a resolution amending the East Clayton NCP to allow for a change in the road layout and open space layout.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council amend the East Clayton  
 Neighbourhood Concept Plan (NCP) to allow for a change in the road layout and  
 open space layout.

RES.R08-944 Carried with Councillor Bose opposed.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16437" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-945 Carried with Councillor Bose opposed.

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **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.3.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
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.

RES.R08-946

Carried with Councillor Bose opposed.

(b) **Development Permit Nos. 7905-0136-00 and 7905-0136-01  
Maciej Dembek, c/o Barnett Dembek Architects Inc.  
H.J. Property Investment Ltd.**

19405, 19449, and 19461 - 64 Avenue; Portion of 19455 - 64 Avenue  
and 6474 - 194 Street

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

"That Development Permit Nos. 7905-0136-00 and 7905-0136-01 be approved; that the Mayor and Clerk be authorized to sign the Development Permits; and that Council authorize the transfer of the Permits to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permits."

**Note:** See By-law No. 16437 under Item H.7.

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

No. 7905-0136-00 and 7905-0136-01 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.R08-947

Carried with Councillor Bose opposed.

**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.R08-948

Carried

The Regular Council- Land Use meeting adjourned at 6:26 p.m.

Certified Correct:

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

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