



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, MAY 12, 2008
Time: 5:08 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
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. 7908-0012-00

9415 - 189 Street

D. Forcier Design/NLP Holdings Inc.

Development Permit/Development Variance Permit

in order to permit the construction of an industrial building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That:

1. Council authorize staff to draft Development Permit No. 7908-0012-00 in accordance with the attached drawings (Appendix II).

- 2. Council approve Development Variance Permit No. 7908-0012-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
 - (b) to reduce the minimum north side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0.67 metres (2 ft.); and
 - (c) to vary the requirements of the Surrey Sign By-law to increase the height and sign area of the directional signs and to increase the number of fascia signs from 2 to 5.

- 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 revised landscaping plans and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues, including lighting, to the satisfaction of the Planning and Development Department; and
 - (d) discharge of no-build Restrictive Covenant.

RES.R08-1093

Carried

2. 7907-0080-00
15300 - 105 Avenue
Mr. Yong Cho, Ankenman Associates Architects Inc.
Guildford Professional Centre Inc.
 Development Permit/Development Variance Permit
in order to permit the development of a 4-storey mixed-use building consisting of 64 rental seniors housing units and commercial space.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

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

- 1. Council authorize staff to draft Development Permit No. 7907-0080-00 in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7907-0080-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (south) yard setback of the C-15 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.);
 - (b) to reduce the minimum number of on-site residential parking spaces from 98 to 32; and
 - (c) to vary the Sign By-law, 1993, No. 13656 by varying the width of a free-standing sign in the Guildford Special Sign Area from a maximum of two-thirds (2/3) of the height (1.6 metres/5.2 ft.) of the free-standing sign to a maximum of 3.4 metres (11 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the City Architect; and
 - (d) approval of a Housing Agreement to ensure the proposed seniors housing is rental and will be managed by a non-profit organization.

RES.R08-1094

Carried**NEWTON**

3. **7907-0044-00**
6899 King George Highway
Llewellyn Fonseca, Knight Signs
The John Volken Foundation, Inc. No. S-37543
Development Permit
in order to permit the development of a free-standing sign for a retail warehouse building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That Council approve the attached
 Development Permit No. 7907-0044-00 (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.R08-1095

Carried**SURREY CITY CENTRE/WHALLEY**

- 4. 7906-0015-00**
13533 and 13545 - 87B Avenue; / 13578 and 13598 - 88 Avenue
Pacific Land Resource Group/Anter and Nirmalpal Pamma/Nagina Properties Ltd.
 Partial Land Use Contract Discharge
 Rezoning a portion from RF and C-5 to RF-12 and CD (based on C-5)
 Development Permit/Liquor License Amendment/Development Variance Permit
*in order to permit the development of a parking lot, to create 2 small lots, to allow
 a licensee retail store, to increase the occupant load for the liquor primary
 license and to permit a free-standing sign.*

The General Manager of Planning & Development was recommending that the
 application be approved, subject to the conditions outlined in the report.

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

1. a By-law be introduced to partially discharge Land Use Contract 256 and a date be set for Public Hearing.
2. a By-law be introduced to rezone portions of the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) (Blocks A and B on the Survey Plan) and "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Block C on the Survey Plan) and a date be set for Public Hearing (Appendix I).
3. a By-law be introduced to rezone a portion of the subject site (Block D on the Survey Plan) from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
4. a date for Public Hearing be set to solicit opinions from area residents regarding the proposed neighbourhood pub expansion;

5. after Public Hearing, if Council supports the proposed neighbourhood pub, the hours of operation be restricted to 11:00 a.m. to 1:00 a.m. Monday through Sunday.
6. Council approve the following proposed liquor primary liquor license amendment to proceed to Public Notification:
 - (a) The increase in occupant load from 37 indoor and 32 outdoor to 90 indoor and 32 outdoor.
7. Council authorize staff to draft Development Permit No. 7906-0015-00 in accordance with the attached drawings (Appendix II).
8. Council approve Development Variance Permit No. 7906-0015-00 (Appendix IX) varying the following Sign By-law regulations to proceed to Public Notification:
 - (a) to relax the setback of a free-standing sign from 2.3 metres (7.5 ft.) to 0 metre.
9. 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; and
 - (e) removal of all non-compliant sandwich board and banner signage and icicle lights on the subject site.
10. Council pass a resolution to amend the Whalley Local Area Plan to redesignate the north portions of the lands located at 13533 and 13545 - 87B Avenue from Urban Residential to Commercial when the project is considered for final adoption.

RES.R08-1096

Carried with Councillor Bose and Councillor Hunt against.

- It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Land Use Contract No. 256,
Authorization By-law, 1976, No. 4977 Partial Discharge By-law, 2008,
No. 16658" pass its first reading.
RES.R08-1097 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Land Use Contract No. 256,
Authorization By-law, 1976, No. 4977 Partial Discharge By-law, 2008,
No. 16658" pass its second reading.
RES.R08-1098 Carried with Councillor Bose against
- It was then Moved by Councillor Martin
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Land
Use Contract No. 256, Authorization By-law, 1976, No. 4977 Partial Discharge
By-law, 2008, No. 16658" be held at the City Hall on May 26, 2008, at 7:00 p.m.
RES.R08-1099 Carried
- It was Moved by Councillor Martin
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16659A" pass its first reading.
RES.R08-1100 Carried with Councillor Bose and
Councillor Hunt against.
- The said By-law was then read for the second time.
- It was Moved by Councillor Martin
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16659A" pass its second reading.
RES.R08-1101 Carried with Councillor Bose and
Councillor Hunt against.

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. 16659A" be held at the
 City Hall on May 26, 2008, at 7:00 p.m.
 RES.R08-1102 Carried

It was
 Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16659B" pass its first reading.
 RES.R08-1103 Carried with Councillor Bose and
 Councillor Hunt against.

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. 16659B" pass its second reading.
 RES.R08-1104 Carried with Councillor Bose and
 Councillor Hunt against.

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. 16659B" be held at the
 City Hall on May 26, 2008, at 7:00 p.m.
 RES.R08-1105 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

- 5. **7908-0059-00**
15090 - 60 Avenue
Garry Sandhu/Parmjit Singh Johal
 Restrictive Covenant Amendment
*to eliminate an existing tree protection restrictive covenant area and allow
 relocation of a building envelope on a single family small lot.*

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

It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That Application 7908-0059-00 be denied.
 RES.R08-1106 Carried

6. 7904-0329-00
12916 and 12940 - 60 Avenue
Hub Engineering/0704615 B.C. Ltd., Inc. No. BC0704615

Director Information:

Harvinder Singh Deol

Officer Information: (as at September 21, 2006)

Harvinder Singh Deol (President, Secretary)

Rezoning

to amend Zoning By-law No. 15719, currently at Third Reading, to facilitate a minor adjustment of the zoning boundary between proposed RF-12 and RF-9 lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That Council:

1. Rescind Resolution R05-1213 granting Third Reading to By-law No. 15719.
2. Amend Section 1 of By-law No. 15719 by deleting the attached Survey Plan and replacing it with the revised Survey Plan attached (Appendix IV) and set a date for Public Hearing.
3. 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 revised subdivision layout as per the amended by-law to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) registration of Section 219 "no build" Restrictive Covenant for tree preservation on proposed Lots 45, 49 and 52.

RES.R08-1107 Carried

- It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That Council rescind Resolution
No. R05-1213 of the May 18, 2005 Regular Council - Public Hearing meeting
passing third reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment
By-law, 2005, No. 15719"
- RES.R08-1108 Carried
- It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That Council amend "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15719" by deleting the
attached Survey Plan and replacing it with a revised Survey Plan as shown on
Appendix IV.
- RES.R08-1109 Carried
- It was then Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15719" be held at the
City Hall on May 26, 2008, at 7:00 p.m.
- RES.R08-1110 Carried

SOUTH SURREY

7. **7908-0025-00**
1640 - 140 Street
Laura Jones, c/o Pacific Land Group/659559 B.C. Ltd., Inc. No. 659559
Director Information:
Mirosław Kozieras
Andrew Major
Officer Information: (as at December 3, 2006)
Mirek Kozieras (Secretary, Treasurer)
Andrew Major (President)
Housing Agreement Amendment/Development Variance Permit
*in order to reduce the minimum age of occupancy for residents of a townhouse
project from 65 to 55, and allow two additional parking spaces to be located in
the front and rear setbacks.*

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

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

1. a By-law be introduced to amend provisions of 659559 B.C. Ltd. Housing Agreement Authorization By-law, 2006, No. 15681 to reduce the minimum age of occupancy from 65 to 55 years and that Council grant Second and Third Reading to this By-law (Appendix VII).
2. Council approve Development Variance Permit No. 7908-0025-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary Part H Off-Street Parking requirements of CD By-law No. 15422 to allow 2 visitor parking spaces to be located within the required minimum setbacks, provided that a total of 22 parking stalls are provided on site.
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) finalization of a Housing Agreement Amendment.

RES.R08-1111

Carried

It was
Moved by Councillor Hepner
Seconded by Councillor Steele
That "659559 B.C. Ltd. Housing Agreement, Authorization By-law, 2005, No. 15681, Amendment By-law, 2008, No. 16660." pass its first reading.

RES.R08-1112

Carried

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

It was
Moved by Councillor Hepner
Seconded by Councillor Gill
That "659559 B.C. Ltd. Housing Agreement, Authorization By-law, 2005, No. 15681, Amendment By-law, 2008, No. 16660." pass its second reading.

RES.R08-1113

Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "659559 B.C. Ltd. Housing
 Agreement, Authorization By-law, 2005, No. 15681, Amendment By-law, 2008,
 No. 16660." pass its third reading.

RES.R08-1114

Carried

- 8. 7907-0363-00**
2982 and 2960 - 156 Street; 15625 and 15651 Mountain View Drive
Mark Lesack, Ankenman Associates Architects Inc./
T.M. Crest Homes (2007) Ltd., Inc. No. BC0799881
 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 37-unit cluster housing development.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

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

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 111 square metres (1,195 sq.ft.) to 70 square metres (753 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7907-0363-00 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) registration of a Section 219 Restrictive Covenant to ensure on-site protection of a minimum of 35% open space; and
 - (g) registration of a public rights of passage and construction of the 15 metre (49 ft.) multi-use trail over top of the North Grandview Gravity Sewer Interceptor.

RES.R08-1115

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 212 Amendment By-law 2008, No. 16661" pass its first reading.

RES.R08-1116

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 212 Amendment By-law 2008, No. 16661" pass its second reading.

RES.R08-1117

Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 212 Amendment By-law 2008,
 No. 16661" be held at the City Hall on May 26, 2008, at 7:00 p.m.
 RES.R08-1118 Carried

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16662" pass its first reading.
 RES.R08-1119 Carried

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

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16662" pass its second reading.
 RES.R08-1120 Carried

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16662" be held at the
 City Hall on May 26, 2008, at 7:00 p.m.
 RES.R08-1121 Carried

- 9. 7907-0071-00**
2567 King George Highway
Robert Isaac Renton, Isaac Renton Architects Inc.
Manor Care (White Rock) Inc., Inc. No. 0768331
 Rezoning from RF to CD (based on RMS-2 and RM-45)
 Development Permit/Housing Agreement
*in order to permit the development of a seniors' residential housing development
 consisting of 78 assisted living units and 146 residential care beds.*

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 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 the item be referred back to staff and a date be set for Public Hearing.
2. A By-law be introduced for a Housing Agreement on the site and a date be set for Public Hearing.
 3. Council authorize staff to draft Development Permit No. 7907-0071-00 in accordance with the attached drawings (Appendices II and VIII) (original drawings in Planning Report).
 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 an acceptable tree survey and a statement regarding tree preservation;
 - (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 documented in this report 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) resolution of final access driveway design to the satisfaction of the Engineering Department.
 5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan to redesignate the land from Garden Apartments (30 upa) to Senior Multiple Residential when the project is considered for final adoption.

RES.R08-1122

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16664" pass its first reading.
RES.R08-1123 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That " That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16664" pass its second reading.
RES.R08-1124 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16664" be held at the
City Hall on May 26, 2008, at 7:00 p.m.
RES.R08-1125 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Manor Care Housing Agreement,
Authorization By-law, 2008, No. 16665" pass its first reading.
RES.R08-1126 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Manor Care Housing Agreement,
Authorization By-law, 2008, No. 16665" pass its second reading.
RES.R08-1127 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Manor Care
Housing Agreement, Authorization By-law, 2008, No. 16665" be held at the City
Hall on May 26, 2008, at 7:00 p.m.
RES.R08-1128 Carried

SURREY CITY CENTRE/WHALLEY**10. 7907-0230-00****9521 and 9553 - 130A Street****Eric Aderneck, Aplin & Martin Consultants Ltd./ Patricia Rose Matthews;****Terry Lee Lemieux, Carl Allen Anderson and Alice Marion Anderson***Rezoning from RA to RM-30/Development Permit/Development Variance Permit in order to permit the development consisting of approximately 51 townhouse units.*

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0230-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7907-0230-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a 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 to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
- (g) address concerns of the Parks, Recreation and Culture Department about the pressure this project will place on existing facilities in the neighbourhood to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R08-1129

Carried

It was

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

No. 12000, Amendment By-law, 2008, No. 16663" pass its first reading.

RES.R08-1130

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. 16663" pass its second reading.

RES.R08-1131

Carried

It was then

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

By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16663" be held at the City Hall on May 26, 2008, at 7:00 p.m.

RES.R08-1132

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

- 1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 156 Amendment By-law, 2007, No. 16222"

7906-0123-00 - Colpac Development Ltd., c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

To authorize the redesignation of the properties located at 2360 and 2368 - 154 Street from Urban (URB) to Commercial (COM).

Approved by Council: January 22, 2007

This by-law is proceeding in conjunction with By-law 16223.

It was Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 156 Amendment By-law, 2007, No. 16222" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R08-1133

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16223"

7906-0123-00 - Colpac Development Ltd., c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

C-5 and RF to C-8 (BL 12000) - 2360 and 2368 - 154 Street, and
15414 - 24 Avenue to permit an addition to the existing office building
and parking area.

Approved by Council: January 22, 2007

Note: A Development Permit (7906-0123-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a).

This by-law is proceeding in conjunction with By-law 16222.

- * Planning & Development advise (see memorandum dated May 8, 2008 in by-law backup) it is now in order for Council to pass a resolution amending the King

George Highway Corridor Local Area Plan to redesignate 2360/2368 - 154 Street from "Single Family Residential" to "Commercial".

It was Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That Council amend the King George Highway Corridor Local Area Plan to redesignate 2360/2368 - 154 Street from "Single Family Residential" to "Commercial"

RES.R08-1134 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16223" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1135 Carried

- 3. "Surrey Land Use Contract No. 21, Authorization By-law, 1974, No. 4078, Discharge By-law, 2007, No. 16428"

7906-0440-00 - Petro-Canada Inc., c/o Gustavson Wylie Architects Inc. (David Cheung)

To discharge Land Use Contract No. 21 from the property located at 8024 - 120 Street to allow the underlying CG-2 Zone to come into effect.

Approved by Council: July 23, 2007

This by-law is proceeding in conjunction with By-law 16429.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hepner
That "Surrey Land Use Contract No. 21, Authorization By-law, 1974, No. 4078, Discharge By-law, 2007, No. 16428" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1136 Carried

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16429"

7906-0440-00 - Petro-Canada Inc., c/o Gustavson Wylie Architects Inc. (David Cheung)

CG-2 to CD (BL 12000) - 8024 - 120 Street - to permit the redevelopment of an existing Petro Canada gas station.

Approved by Council: July 23, 2007

This by-law is proceeding in conjunction with By-law 16428.

Note: A Development Permit (7906-0440-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b).

It was
Moved by Councillor Higginbotham
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16429" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1137

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0123-00**
Clarence Arychuk, Hunter Laird Engineering Ltd.
Colpac Development Ltd.
2360 and 2368 - 154 Street; 15414 - 24 Avenue

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

"That Development Permit No. 7906-0123-00 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. 16223 under Item H.2.

It was
Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Development Permit
No. 7906-0123-00 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.R08-1138

Carried

- (b) **Development Permit No. 7906-0440-00**
David Cheung, Gustavson Wylie Architects Inc.
Petro-Canada, Inc. No. A32939
 8024 - 120 Street

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

"That Development Permit No. 7906-0440-00 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. 16429 under Items H.4.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Development Permit
 No. 7906-0440-00 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.R08-1139

Carried

2. Applications/By-laws/Permits to be Filed

- (a) **Temporary Industrial Use Permit No. 7904-0229-00**
Sada Lift Truck Services Ltd.
 10860 - 125 Street

To allow the temporary parking and storage of heavy trucks for a period not to exceed two years.

Memorandum from the Manager, Area Planning & Development, North Division, Planning & Development advising that the applicant did not complete all of the outstanding requirements in order for Council to consider issuing the Temporary Industrial Use Permit. The applicant has recently verbally requested that the file be closed, and the security that was submitted to ensure that the temporary use ceases is returned.

Planning & Development are recommending to Council that Temporary Industrial Use Permit No. 7904-0229-00 be filed.

It was
No. 7904-0229-00 be filed.
RES.R08-1140

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Temporary Industrial Use Permit
Carried

J. OTHER BUSINESS


K. ADJOURNMENT

It was
meeting do now adjourn.
RES.R08-1141


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

The Regular Council- Land Use meeting adjourned at 5:23 p.m.

Certified Correct:



Jane Sowik, Acting City Clerk



Mayor Dianne Watts