



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, JUNE 16, 2008  
Time: 5:48 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**

**SOUTH SURREY**

- 1. 7908-0024-00**  
**3430 - 164 Street**  
**Michael Helle, Coastland Engineering & Surveying Ltd. /Audrey Ryan**  
Rezoning of a portion of the site from A-1 to RH and CD (based on RA-G)  
Development Permit  
*in order to allow subdivision into 7 suburban single family residential lots and  
1 remainder agricultural lot along the ALR boundary.*

It was

Moved by Councillor Hepner  
Seconded by Councillor Villeneuve  
That:

1. a By-law be introduced to rezone the portion of the subject site defined as Block B on the survey plan attached in Appendix I from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

2. a By-law be introduced to rezone the portion of the subject site defined as Block A on the survey plan attached in Appendix I from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7908-0024-00 to establish an agricultural buffer 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) input and approval from Senior Government Environmental Agencies;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate, including the agricultural interface and riparian area landscape buffer and fencing plan to the specifications and satisfaction of the City Landscape Architect;
  - (f) registration of a Section 219 Restrictive Covenant to provide notice to future property owners of the adjacent ALR land and potential for nuisance impacts associated with agricultural activities; and
  - (g) registration of a Section 219 Restrictive Covenant for no-build on the remainder lot until it is consolidated with the neighbouring property to the south (3380 - 164 Street) to ensure creation of a larger agricultural remnant parcel to support agriculture, address future access to agricultural properties, and allow coordination of riparian protection issues common to both properties.
5. Council pass a resolution to amend the Rosemary Heights Local Area Plan to redesignate the portion of the land defined as Block A on the survey plan attached in Appendix I from Suburban One-Acre Residential to Suburban Half-Acre Residential when the project is considered for final adoption.

RES.R08-1266

Carried with Councillor Bose against





**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE/CLAYTON**

- 2. **7907-0351-00**  
**18311 - 64 Avenue**  
**Dexter Hirabe, CitiWest Consulting Ltd. /Gurbax Singh Padda; Bikram Singh Bal and Surjit Kaur Bal; Gurpreet Singh Khaira and Harkawal Kaur Khaira; Dalwinder Singh Bains; Rajvinder Sharma**  
 Rezoning from RA to RF  
*in order to allow subdivision into 7 single family residential 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 Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issue 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 5 until future consolidation with the adjacent property to the west (18287 - 64 Avenue);
  - (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; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R08-1273

Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16698" pass its first reading.

RES.R08-1274

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. 16698" pass its second reading.  
RES.R08-1275 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. 16698" be held at the  
City Hall on July 7, 2008, at 7:00 p.m.  
RES.R08-1276 Carried

### SOUTH SURREY

3. **7907-0181-00**  
**3009 - 156 Street**  
**Harald Trepke, Lakewood Grandview Developments Ltd.**  
**Lakewood Grandview Developments Ltd., Inc. No. BC0789610**  
OCP Amendment from Suburban and Industrial to Multiple Residential  
Rezoning from RA to IB and RM-30  
Development Permit/Development Variance Permit  
*in order to permit the development of 73 townhouse units and a remnant lot for  
future industrial business park development.*

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That

1. a By-law be introduced to amend the OCP by redesignating portions of the subject site from Suburban and Industrial to Multiple Residential (Appendix VII) 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 portions of the property shown as Block "A" and "B" on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) ; the portion of the property shown as Block "C" on Appendix VIII 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.

4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 219 square metres (2,357 sq.ft.) to 93 square metres (1,000 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7907-0181-00 in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7907-0181-00, (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.);
  - (b) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2 metres (7 ft.); and
  - (c) to permit more than three (3) stair risers in the front yard setback.
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, including the registration of a 1.442 (5 ft.) statutory right-of-way along the frontage of the site (156 Street) are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer including the dedication of parkland (shown as Block "B" in Appendix VIII) and conveyance of the future industrial land (shown as Block "C" in Appendix VIII) to the City;
  - (c) input from Senior Government Environmental Agencies;
  - (d) approval from the Ministry of Transportation;
  - (e) submission of a finalized arborist report, landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
  - (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;
  - (g) the applicant adequately address the impact of reduced indoor amenity space;



- (h) registration of a reciprocal access easement to provide future access to the property to the north (3033 - 156 Street);
- (i) registration of an access easement to provide legal access to Block "C" (future industrial land) (Appendix VIII);
- (j) completion of an agreement with the City for the transfer of Block "C" (future industrial land) as shown on Appendix VIII and registration of a corresponding Section 219 "No Build" Restrictive Covenant until future industrial land consolidation with the property to the west is completed; and
- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R08-1277

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 215 Amendment By-law 2008, No. 16699" pass its first reading.

RES.R08-1278

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 215 Amendment By-law 2008, No. 16699" pass its second reading.

RES.R08-1279

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 215 Amendment By-law 2008, No. 16699" be held at the City Hall on July 7, 2008, at 7:00 p.m.

RES.R08-1280

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law 2008, No. 16700" pass its first reading.

RES.R08-1281

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. 16700" pass its second reading.  
 RES.R08-1282 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.16700" be held at the  
 City Hall on July 7, 2008, at 7:00 p.m.  
 RES.R08-1283 Carried

- 4. 7907-0046-00**  
**3315 and 3333 - 155 Street; 15458 - 34 Avenue**  
**Coastland Engineering & Surveying Ltd. / Traci Farden and**  
**William Farden, Paul Dhanoa, John Gorrie**  
 Rezoning from RA to RH  
*in order to allow subdivision into six half-acre single family 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 "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of 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 on proposed Lot 6 to the satisfaction of the Planning and Development Department;
  - (e) registration of an access easement over the Lot 2 panhandle driveway to achieve access to Lot 3 also;



- (f) registration of a Section 219 Restrictive Covenant to limit building envelopes and ensure tree protection including the hedge on Lots 3 and 4;
- (g) completion of minor upgrading and exterior improvements to the dwelling at 3333 - 155 Street; and
- (h) applicant to ensure that visibility of homes built on the rear panhandle lots is minimized, to the satisfaction of the Planning and Development Department.

RES.R08-1284

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16701" pass its first reading.

RES.R08-1285

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. 16701" pass its second reading.

RES.R08-1286

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. 16701" be held at the  
 City Hall on July 7, 2008, at 7:00 p.m.

RES.R08-1287

Carried

### SURREY CITY CENTRE/WHALLEY

#### 5. 7908-0002-00

**9648, 9640, 9632 - 137A Street; 9647, 9637, 9631 - 137B Street;  
 Portion of 137B Street**

**Kirk Fisher, Lark Group / South Laurel Lands Development Ltd.**

OCP Amendment from Commercial to Multiple Residential

Rezoning from RF and R-F (By-law No. 5942) to CD (based on RMS-2)

Development Permit

*in order to permit the development of a care facility in City Centre.*

It was

Moved by Councillor Martin  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Commercial to Multiple Residential and a date be set for Public Hearing.
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 "Single Family Residential Zone (RF)" (By-law No. 12000) and "Family Residential Zone (R-F)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7908-0002-00 in accordance with the attached drawings (Appendix III).
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 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;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) completion of the road closure and acquisition of 137B Street; and

(h) registration of reciprocal access agreement between the subject site and the adjoining properties to the south, at 9620 - 137A Street and 13775 - 96 Avenue, to permit a driveway access to the subject site.

RES.R08-1288 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 216 Amendment By-law 2008, No. 16702" pass its first reading.

RES.R08-1289 Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 216 Amendment By-law 2008, No. 16702" pass its second reading.

RES.R08-1290 Carried

It was then Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 216 Amendment By-law 2008,  
No. 16702" be held at the City Hall on July 7, 2008, at 7:00 p.m.

RES.R08-1291 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16703" pass its first reading.

RES.R08-1292 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. 16703" pass its second reading.

RES.R08-1293 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. 16703" be held at the  
 City Hall on July 7, 2008, at 7:00 p.m.

RES.R08-1294

Carried**6. 7907-0365-00****13500 Gateway Drive****Matt Stogryn, Omni Pacific Ventures Ltd./0818234 B.C. Ltd.****Director Information: Jamie Howard, Matthew Stogryn****No Officer Information Filed**

Rezoning from CD (By-law Nos. 10464 and 12660) to CD (based on RM-70)

Development Permit

*in order to permit the development of a 4-storey apartment building consisting of 91 units and one 2-storey amenity building.*

It was  
 Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law Nos. 10464 and 12660) 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. 7907-0365-00 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 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 Planning and Development Department;
  - (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; and

- (e) discharge Restrictive Covenants BF051243 and BF051250, which deal with servicing of the property, restrictions to building form, building height and density and statutory right-of-way BH160773 which deals with installation of telecommunication utilities.

RES.R08-1295 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16704" pass its first reading.

RES.R08-1296 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. 16704" pass its second reading.

RES.R08-1297 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. 16704" be held at the  
 City Hall on July 7, 2008, at 7:00 p.m.

RES.R08-1298 Carried

- 7. **7906-0458-00**  
**Portion of 14038 - 92 Avenue and the entirety of 14058, 14072, 14090**  
**and 14130 - 92 Avenue and Portion of 9097 - 141A Street**  
**Michael Helle, Coastland Engineering & Surveying Ltd. / Balwinder Singh Gill,**  
**Amrik Singh Gill, and Kalvinder Singh Gill Bhajan Singh Sall, Kashmir Kaur Sall**  
**and Narinder Singh Sall / Ekam Development Ltd., Inc. No. 0723282**  
**City of Surrey**  
 Rezoning from RF and RA to RF, RF-12, RF-12C, RF-9 and RF-9C  
*in order to allow subdivision into approximately 49 single family residential lots*  
*and open space.*

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Martin  
 That

- 1. a By-law be introduced to rezone portions of the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) (Block 1 on the attached survey plan), "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000)

(Block 6), "Single Family Residential (12) Coach House Zone (RF-12C)" (By-law No. 12000) (Blocks 4 and 5), "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) (Blocks 2, 7, 8 and 9), and "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) (Block 3) (Appendix I).

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) completion of an agreement for the sale and purchase of a portion of City parkland;
  - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 18 - 26 and 37 - 43 inclusive to provide an appropriate and consistent transition between single family lots and small single family lots along the extension of 91A Avenue, by requiring a front yard setback of 6.5 metres (21 ft.) to the front wall of the principal building and 5.0 metres (16 ft.) to the veranda; and
  - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 18 and 43 to address the interface between existing non-coach house lots and new lots having coach houses, by requiring the east side of any coach house be set not more than 0.6 metre (2 ft.) from the east property line and the west side of any coach house be set not less than 3.0 metres (10 ft.) from the west property line. This Restrictive Covenant must also require the upper west side of any coach house located above a garage be offset not less than 0.9 metres (3 ft.) from the lower floor walls at the west side of the garage.

RES.R08-1299

Carried



It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16705" pass its first reading.  
RES.R08-1300 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16705" pass its second reading.  
RES.R08-1301 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. 16705" be held at the  
City Hall on July 7, 2008, at 7:00 p.m.  
RES.R08-1302 Carried

#### ITEMS DEFERRED BY COUNCIL

At the May 26, 2008 Regular Council - Land Use meeting, Council deferred Application No. 7907-0336-00 at the request of the applicant.

#### NEWTON

8. **7907-0336-00**  
**12490 - 66 Avenue**  
**Roger Jawanda, CitiWest Consulting Ltd. / Jagir Kaur**  
Rezoning from RF to CD (based on C-5)  
*in order to permit the development of a nursery, landscaping and plant retail business on the site.*

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

Mr. Jawanda was in attendance and provided the following comments:

- The applicant is requesting to place on the property a nursery, landscaping business and a small office.
- The property is designated as urban in the Official Community Plan.
- A BC Hydro right-of-way encumbers the entire site and the zoning bylaw allows for certain uses if the site is encumbered by a right-of-way. The uses include agricultural, horticultural and associated uses; there are other uses however these are the uses the applicant is proposing.
- The applicant will be required to store soil material and landscaping material for the everyday use of growing plants.

- The retail plant business will serve the local area residents.
- There was a previous complaint regarding the debris on the site; since this complaint there has been substantial clean up of the site (photos of the site were reviewed).
- There have been a number of trees and hedges planted along the Serpentine Greenway to reduce the visual impact from the pathway.
- An increase in traffic is not anticipated as is would be local residents visiting the retail business.
- The Hydro right-of-way vertical clearance permits the normal uses of residential, industrial and commercial and also states that the growth of trees cannot exceed 15 feet. There will be no inflammable material stored on site and the everyday usage will not interfere with the works required within the right-of-way.
- The trailer on site is currently being used for storage of chairs, desks and other such material and the trailer is 11 feet from the ground.
- The applicant has completed servicing of the site, including storm, sewer and water servicing.
- The applicant does understand that approval is required from BC Hydro and will proceed after approval is received from the City.
- The applicant will have three trucks on site: 2 ten tonne trucks and 1 five tonne truck, only the five tonne truck will remain on site the other two trucks will be driven home in the evening hours.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That the submission of photographs from

Roger Jawanda, be received.

RES.R08-1303

Carried

It was Moved by Councillor Bose  
 Seconded by Councillor Hunt  
 That Application 7907-0336-00 be denied.

RES.R08-1304

Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

TO BE FILED

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13069"

7996-0273-00 - David & Lori Lee c/o Mark Markota

RS (BL 5942) to RF (BL 12000) - 6823 - 148 Street - to permit the development of 2 single family lots

Approved by Council: March 18, 1997

\* Planning & Development advise that (see memorandum dated June 11, 2008 in by-law back-up) By-law No. 13069 should be filed as the file has been inactive for 25 months and the subdivision application in association with this application was closed on June 11, 2008. The applicant has initiated a new application under No.7906-0325-00.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 1997, No. 13069" be filed  
Carried

RES.R08-1305

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14920"

7902-0216-00 - Gordon and Marlyn Schmidt, c/o Martinique Developments (Wayne Sawatzky)

RA (BL 12000) to RF (BL 12000) - 7435 - 148 Street - to permit the development of approximately 5 single family lots.

Approved by Council: February 3, 2003

\* Planning & Development advise that (see memorandum dated May 26, 2008 in by-law back-up) By-law No. 14920 should be filed as the application has been inactive for 24 months and the applicant has not responded to the registered letter sent on April 25, 2008 advising that unless outstanding requirements were addressed within 30 days the file would be closed.



It was Moved by Councillor Hunt  
Seconded by Councillor Bose  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 14920" be filed.  
RES.R08-1306 Carried

## FINAL ADOPTIONS

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13399, Amendment By-law, 2001, No. 14487, Amendment By-law, 2008, No. 16617"

7908-0030-00 - Balwant Chandi, Rajkiron Chandi, Amy Chandi,  
c/o Balwant Chandi

CD By-law 13399, as amended, is further amended to allow additional office uses in an existing Light Industrial/Highway Commercial complex on the property located at 13569 - 76 Avenue

Approved by Council: March 31, 2008

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1998, No. 13399, Amendment By-law, 2001, No. 14487, Amendment By-law, 2008, No. 16617" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R08-1307 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16598"  
7906-0492-00 - Benchmark Estate Ltd., Cambridge Business Centres Inc.,  
c/o Benchmark Properties Ltd. (Murray Leiding)

IB and RH (BL 12000) to CD (BL 12000) - 5455 - 152 Street,  
15136 No. 10 (56 Avenue) Highway - to permit the development of a  
1-storey business park building and a 3-storey office building.

Approved by Council: March 10, 2008

**Note:** A Development Permit (7906-0492-00) 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 Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16598" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R08-1308 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16466"  
 7905-0177-00 - Vesta Properties (Provincetown) Ltd.,  
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA to RF-12 and RM-30 (BL 12000) - 6986 and 7040 - 182 Street - to  
 permit the development of 7 small single family lots and 23 townhouse  
 units.

Approved by Council: October 1, 2007

**Note:** A Development Permit (7905-0177-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1(c).

- \* Planning & Development advise that (see memorandum dated June 9, 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.
- \* In addition, Planning & Development advise that it is now in order for Council to  
 pass a resolution amending the North Cloverdale West Neighbourhood Concept  
 Plan to redesignate the northern portion of the site from Townhouse Cluster  
 (10-12 upa) to Townhouse (15 upa) and the southern portion of the site from  
 Townhouse Cluster (10-12 upa) to Small Lots.

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Council amend the North Cloverdale  
 West Neighbourhood Concept Plan to redesignate the northern portion of the site  
 from Townhouse Cluster (10-12 upa) to Townhouse (15 upa) and the southern  
 portion of the site from Townhouse Cluster (10-12 upa) to Small Lots.  
 RES.R08-1309 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16466" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R08-1310 Carried

6. "659559 B.C. Ltd. Housing Agreement, Authorization By-law, 2005, No. 15681,  
 Amendment By-law, 2008, No. 16660"

7908-0025-00 - 659559 B.C. Ltd., c/o Pacific Land Group (Laura Jones)

To amend By-law 15681 to reduce the minimum age of occupancy for residents  
 of a townhouse project from 65 to 55 on the property located at 1640 - 140 Street  
 (Strata Lots 1 to 10)

Approved by Council: May 12, 2008

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "659559 B.C. Ltd. Housing  
 Agreement, Authorization By-law, 2005, No. 15681, Amendment By-law, 2008,  
 No. 16660" be finally adopted, signed by the Mayor and Clerk, and sealed with  
 the Corporate Seal.  
 RES.R08-1311 Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7907-0403-00**  
**Dennis Coates/7218 KG Financial Inc. Inc. No. 492825**  
 7218 King George Highway

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

"That Development Permit No. 7907-0403-00 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 Higginbotham  
 Seconded by Councillor Gill  
 That Development Permit

No. 7907-0403-00 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.R08-1312

Carried with Councillor Hunt against.

(b) **Development Permit No. 7906-0492-00**  
**Murray Leiding, Benchmark Properties Ltd.**  
**Benchmark Estate Ltd., Inc.**

**No. 451886 Cambridge Business Centres Inc., Inc. No. 115798**  
 15136 Highway No. 10 (56 Avenue) and 5455 - 152 Street

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

"That Development Permit No. 7906-0492-00 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. 16598 under Item H.4.

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

No. 7906-0492-00 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.R08-1313

Carried

(c) **Development Permit No. 7905-0177-00**  
**Vesta Properties (Provinceton) Ltd. Inc. No. BC0719443**  
**Clarence Arychuk, Hunter Laird Engineering Ltd.**  
 6986 and 7040 - 182 Street

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

"That Development Permit No. 7905-0177-00 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. 16466 under Item H.5.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That Development Permit  
No. 7905-0177-00 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.R08-1314

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

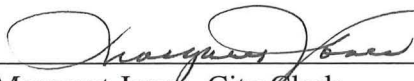
It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That the Regular Council - Land Use  
meeting do now adjourn.

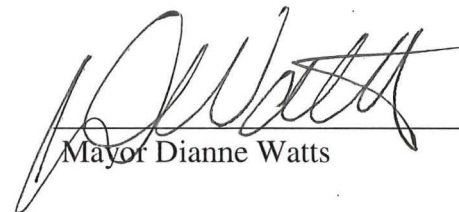
RES.R08-1315

Carried

The Regular Council- Land Use meeting adjourned at 6:17 p.m.

Certified Correct:

  
Margaret Jones, City Clerk

  
Mayor Dianne Watts