



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JUNE 23, 2008
Time: 5:00 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

CLOVERDALE/CLAYTON

1. 7908-0034-00

18660 Fraser Highway

Andrea Scott (P.J. Lovick Architect Ltd.) / Hans Capital Corporation, Inc. No. 575395

OCP Amendment from Urban to Commercial

NCP Amendment from Townhouse/Cluster (8-15 upa) to Commercial

Rezoning from CHI to CD (based on CHI and C-8)

Development Permit / Development Variance Permit

in order to permit a neighbourhood commercial development consisting of two (2) buildings.

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 amend the OCP by redesignating the subject site from Urban to Commercial 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 "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7908-0034-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7908-0034-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to vary Part 5, Section 27(2)(a) of the Sign By-law, 1999, No. 13656 by increasing the number of fascia signs on proposed Building D from two (2) to four (4).
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 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) approval from the Ministry of Environment, Environmental Protection Division regarding site remediation for contaminated soils; and

(e) modification of Restrictive Covenants BW540910 and BW540919 to address shared access, parking and landscape treatment with 18682 and 18696 Fraser Highway.

7. Council pass a resolution to amend the North Cloverdale East NCP NCP/Local Area Plan to redesignate the land from Townhouse/Cluster (8-15 upa) to Commercial when the project is considered for final adoption.

RES.R08-1443 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 217 Amendment By-law 2008, No. 16707" pass its first reading.

RES.R08-1444 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 217 Amendment By-law 2008, No. 16707" pass its second reading.

RES.R08-1445 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 217 Amendment By-law 2008,
No. 16707" be held at the City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1446 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16708" pass its first reading.

RES.R08-1447 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. 16708" pass its second reading.

RES.R08-1448 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. 16708" be held at the
 City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1449

Carried**SOUTH SURREY**

2. **7907-0395-00**
18805 - 24 Avenue
Oleg Verbenkov, Pacific Land Group / 661903 British Columbia Ltd., Inc. No. 0661903
Director Information:
David C.S. Longcroft / David L. Mydske
Officer Information: (as at January 13, 2007)
David C.S. Longcroft (Secretary) / David L. Mydske (President)
 Rezoning from A-1 to IB-1 / Development Permit / Development Variance Permit
*in order to permit the development of a 39,160 square metre (421,000 sq. ft.)
 warehouse and distribution facility.*

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 Gill
 That:

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Business Park 1 Zone (IB-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0395-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7907-0395-00, (Appendix VII) varying the IB-1 Zone as follows, to proceed to Public Notification:
 - (a) to vary Part 47A, Section H.a to reduce the minimum requirement for off-street parking spaces from 392 to 270; and
 - (b) to vary Part 47A, Section H.2 to increase the maximum allowable number of loading spaces for fleet vehicles from 208 to 250.

4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all outstanding design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 18805 - 24 Avenue and agreement to ensure future dedication and construction of 26 and 25 Avenues; and
 - (h) resolution of LEED Certification process and site and building sustainability elements.

RES.R08-1450

Carried with Councillors Villeneuve and Bose against.

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16709" pass its first reading.

RES.R08-1451

Carried with Councillors Villeneuve and Bose against.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16709" pass its second reading.

RES.R08-1452

Carried with Councillors Villeneuve and Bose against.

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law 2008, No. 16709" be held at the City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1453

Carried

SURREY CITY CENTRE/WHALLEY

3. 7906-0332-00

12389 - 104 Avenue; Portion of 124 Street

CitiWest Consulting Ltd. /

Satnam Education Society of British Columbia, Inc. No. S0021979

OCP Amendment from Industrial to Urban

NCP Amendment from Parks & Open Spaces to Low Density Townhouses

Rezoning from A-1 (By-law No. 5942) to RM-15 / Development Permit

in order to allow a 43-unit townhouse 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 Martin

Seconded by Councillor Gill

That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Industrial 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 and a portion of 124 Street from Agricultural Zone One (A-1) (By-law No. 5942) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
4. Council authorize staff to draft Development Permit No. 7906-0332-00 in accordance with the attached drawings (Appendix II).
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) completion of the road closure and acquisition of a portion of the unopened 124 Street right-of-way; and
- (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 liveable space.

6. Council pass a resolution to amend the South Westminster NCP to redesignate the land from Parks and Open Spaces to Low Density Townhouses when the project is considered for final adoption.

RES.R08-1454

Defeated with Councillors Villeneuve, Steele, Hepner, Bose and the Mayor against.

Councillor Bose left the meeting at 5:45 p.m. during consideration of Items 4 and 5, due to a potential conflict of interest as his family has property holdings in the area.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

4. **7907-0364-00**
16522 Old McLellan Road
Joe Dhaliwal / 57th Avenue Developments Ltd.
Development Variance Permit
in order to allow lot width variances on 7 lots of a proposed 11-lot subdivision.

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 Hepner
 That Council approve Development
 Variance Permit No. 7907-0364-00, (Appendix V) varying the following, to
 proceed to Public Notification:

- (a) to reduce the minimum lot width of the CD Zone (By-law
 No. 16325B) for proposed Lots 2 to 8 only, from 24 metres (80 ft.)
 to 20 metres (66 ft.).

RES.R08-1455

Carried

- 5. 7907-0158-00**
5713 and 5749 - 168 Street; 16730 - 57A Avenue
Theresa Rowle / Avtar Singh Bilg and Rupinder Kaur Bilg,
New Urban Investments Ltd., Inc. No. 790452
 OCP Amendment of a portion from Suburban to Urban
 NCP Amendment of portions from Half Acre Cluster to Urban Single Family and
 from Parks/Open Space to Half-Acre Cluster
 Rezoning on portions from A-1 and RA to CD (based on RH-G) and RF
in order to allow subdivision into 18 residential lots and one remainder parcel.

A delegation was in attendance to discuss this application with Council. The delegation advised that they have been working with staff for over a year on this project. They started with 22 lots, ended up with 20 lots, and then redirected 2 lots. The delegation also commented that the Ministry of Transportation and Highways would not grant access to Highway #10. The delegation advised that they have not provided a 15m buffer, but rather, have provided 7.5m of park space and a 7.5m buffer for a total of 15 metres.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That this application be referred back to
 staff to bring forward the application complete with subject conditions for
 consideration by Council.

RES.R08-1456

Carried

- 6. 7906-0337-00**
19295 and 19299 - 72 Avenue
James Pernu, McElhanney Consulting Services Ltd. / Cascade Creek
Development Corporation, Inc. No. 0759192, Isle of Mann Capital
Corporation
 Rezoning from RF & RF-9C to CD (based on RM-23) / Development Permit

in order to permit the development of four manor houses.

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 Gill
That:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0337-00 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) registration of an easement for the parking space encroachment for proposed Lot 1C.

RES.R08-1457

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16712" pass its first reading.

RES.R08-1458

Carried

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

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) 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;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (e) demolition of existing buildings and structures to the satisfaction of the Planning & Development Department.

RES.R08-1461 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16713" pass its first reading.

RES.R08-1462 Carried with Councillor Bose against.

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. 16713" pass its second reading.

RES.R08-1463 Carried with Councillor Bose against.

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. 16713" be held at the
City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1464 Carried

SOUTH SURREY

8. **7908-0003-00**
13608 - 20 Avenue
Hunter Laird Engineering / Dean Warren Johnson and Lois Marie Wickert
Rezoning from RA to RH
in order to allow subdivision into 3 suburban half-acre single family 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 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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) 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; and
 - (d) completion of upgrades of the existing dwelling proposed for retention on proposed Lot 1 in accordance with the minimum standard identified by the Design Consultant and to the satisfaction of the City.

RES.R08-1465

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16714" pass its first reading.

RES.R08-1466

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. 16714" pass its second reading.

RES.R08-1467

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. 16714" be held at the City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1468

Carried

9. 7906-0092-00

14665, 14719 and 14735 - 28 Avenue

**Clarence Arychuk, Hunter Laird Engineering Ltd. / James Shannon,
Jaswinder Dhaliwal, Roshanali and Zainab Dewji**

Rezoning from RA to CD (based on RH-G)

in order to allow subdivision into eight half-acre gross density type lots in two phases.

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 Gill

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 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 for the landscaping buffer and split-rail fencing along the Semiahmoo Trail to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant address the shortfall in tree replacement;

- (f) removal of any fencing that does not meet the guidelines for fencing along Semiahmoo Trail;
- (g) submission of financial security for the landscaping buffer and fencing along Semiahmoo Trail;
- (h) registration of a Section 219 Restrictive Covenant for eventual Lot 8 area to have a 10 metre (33 ft.) no-build area for the purposes of landscaping along the Semiahmoo trail and to ensure house frontage addresses the Semiahmoo Trail; and
- (i) the applicant address the gross density open space requirements and Semiahmoo Trail development needs as per the Parks, Recreation & Culture Department.

3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

RES.R08-1469 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16715" pass its first reading.

RES.R08-1470 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16715" pass its second reading.

RES.R08-1471 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2008, No. 16715" be held at the
 City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1472 Carried

C. CORPORATE REPORTS

PLANNING & DEVELOPMENT

Item No. L004 Proposed OCP Amendment, NCP Amendment, Rezoning and Development Permit Application for Eastern Portion of

7329 - 192 Street
By-law Nos. 16542 and 16543
File: 7905-0382-00

The General Manager, Planning and Development submitted a report to advise Council on the revisions made to the proposed small-lot residential development since the January 14, 2008 Public Hearing. The revisions have been made as a result of staff's further consultation with the property owners to the north and the willingness of the applicant to address most of the neighbours' concerns while maintaining a small-lot proposal.

This report also seeks to obtain Council's direction with respect to the proposed OCP Amendment and Rezoning By-laws for the site at 7329 -192 Street as neither by-law has received Third Reading.

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 Martin
That Council:

1. Receive this report as information;
2. Endorse the additional requirements for the subject Development Application No. 7905-0382-00 as documented in this report, as follows:
 - (a) Provision of a wider landscape buffer along the north property line, ranging in width from approximately 15 metres (49 ft.) to 18 metres (59 ft.);
 - (b) Installation of the landscape buffer in accordance with the Landscape Plan shown as Appendix (IV);
 - (c) Installation of a french drain along the north property line, from 192 Street to the western edge of the most westerly proposed north-south lane;
 - (d) Registration of a Section 219 Restrictive Covenant to ensure planting and maintenance of the landscape buffer until the north properties, adjacent the subject property, can be developed in accordance with a Neighbourhood Concept Plan; and
 - (e) Relocation of the temporary access road from the north side of the property adjacent to the proposed landscape buffer, to the south side along the south property line;
3. Consider Third Reading of OCP Amendment By-law No. 16542 and Rezoning By-law No. 16543; and

4. Instruct the City Clerk to forward a copy of this Corporate Report and the related Council resolution, to the applicant and to the property owners of the three lots to the immediate north of the development site, on the south side of 74 Avenue.

RES.R08-1473

Carried

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTION

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16285"

7906-0275-00 - Kweku Brothers Holdings Ltd., c/o Derek Crawford
Architect Inc. (Derek Crawford)

RF to C-5 (BL 12000) - 9655 - 137 Street - to permit the development of a two-storey medical-related office building in Surrey City Centre.

Approved by Council: February 26, 2007

Note: A Development Permit (7906-0275-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a).

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16285" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1474

Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 119 Amendment By-law, 2005, No. 15783"

7905-0037-00 - Gordon Wilson Dams, c/o Teck Construction Ltd.

To authorize the redesignation of the property located at 19029 - 54 Avenue from Suburban (SUB) to Industrial (IND).

Approved by Council: June 27, 2005

This by-law is proceeding in conjunction with By-law 15784.

It was
Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 119 Amendment By-law, 2005, No. 15783" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1475

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15784"

7905-0037-00 - Gordon Wilson Dams, c/o Teck Construction Ltd.

RA (BL 12000) to IL (BL 12000) - 19029 - 54 Avenue - to facilitate future industrial development in South Cloverdale.

Approved by Council: June 27, 2005

This by-law is proceeding in conjunction with By-law 15783.

Note: A Development Permit (7907-0145-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b) .

Note: The Public Hearing on this application was held on July 11, 2005. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

Planning & Development advise that (see memorandum dated June 17, 2008 in by-law backup) the reason for the delay in bringing this application to Final Adoption was due to a new owner completing outstanding requirements including finalization of the Development Permit.

- * In addition, Planning & Development advise that at the Regular Council-Land Use meeting of October 15, 2007, Council considered the subsequent Development Permit application under Application 7907-0145-00 and requested that the applicant resolve an outstanding issue with respect to his existing business

located at 19383-54 Avenue and the neighbouring property at 19300 Langley Bypass.

In response, the applicant has advised in writing that the current development application on the subject site will allow for the relocation of the Truck Centre from the Langley Bypass site and thereby alleviate the issues with respect to the neighbour.

- * Furthermore, Planning & Development advise that it is now in order for Council to pass a resolution amending the Cloverdale Local Area Plan to redesignate the site from Suburban to General Industrial.

RES.R08-1476	<p>It was</p> <p>Area Plan to redesignate the site from Suburban to General Industrial.</p>	<p>Moved by Councillor Hunt Seconded by Councillor Hepner That Council amend the Cloverdale Local Area Plan to redesignate the site from Suburban to General Industrial. <u>Carried</u></p>
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RES.R08-1477	<p>It was</p> <p>No. 12000, Amendment By-law, 2005, No. 15784" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p>	<p>Moved by Councillor Hunt Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15784" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal. <u>Carried</u></p>
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4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16636"
7907-0089-00 - Keith and Nadia Leach, c/o Keith Leach

RF to CD (BL 12000) - 12579 - 27 Avenue - to increase the maximum floor area of the RF Zone to permit an addition to an existing single family dwelling.

Approved by Council: April 14, 2008

- * Planning & Development advise that (see memorandum dated June 19, 2008 in by-law backup) there is not a registered building scheme associated with this application. The applicant is required to construct in compliance with house plans that were submitted as part of the rezoning process and will be registered on title.

RES.R08-1478	<p>It was</p> <p>No. 12000, Amendment By-law, 2008, No. 16636" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p>	<p>Moved by Councillor Hunt Seconded by Councillor Higginbotham That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16636" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal. <u>Carried</u></p>
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MISCELLANEOUS

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16697A"

7908-0024-00 - Audrey Ryan, c/o Coastland Engineering & Surveying Ltd.
(Mike Helle)

A-1 to CD (BL 12000) - Portion of 3430 - 164 Street - Block B - to allow subdivision into 2 suburban single family residential lots.

Approved by Council: June 16, 2008

- * This By-law is proceeding with By-law 16697B

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council rescind Resolution R08-1269
of the June 16, 2008 Regular Council-Land Use Minutes setting the Public
Hearing for "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
No. 16697A" be held at City Hall on July 7, 2008, at 7:00 p.m.

RES.R08-1479

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council set the Public Hearing for
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
No. 16697A" be held at City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1480

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16697B"

7908-0024-00 - Audrey Ryan, c/o Coastland Engineering & Surveying Ltd.
(Mike Helle)

A-1 to RH (BL 12000) - Portion of 3430 - 164 Street - Block A - to allow subdivision into 5 suburban single family residential lots.

Approved by Council: June 16, 2008

- * This By-law is proceeding with By-law 16697A

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council rescind Resolution R08-1272
 of the June 16, 2008 Regular Council-Land Use Minutes setting the Public
 Hearing for "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
 No. 16697B" be held at City Hall on July 7, 2008, at 7:00 p.m.

RES.R08-1481 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council set the Public Hearing for
 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
 No. 16697B" be held at City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1482 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16698"
 7907-0351-00 - Gurbax Padda, Bikram and Surjit Bal, Gurpreet and
 Harkawal Khaira, Dalwinder Bains, Rajvinder Sharma,
 c/o CitiWest Consulting Ltd. (Dexter Hirabe)

RA to RF (BL 12000) - 18311 - 64 Avenue - to allow subdivision into 7
 single family residential lots.

Approved by Council: June 16, 2008

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council rescind Resolution R08-1276
 of the June 16, 2008 Regular Council-Land Use Minutes setting the Public
 Hearing for "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
 No. 16698" be held at City Hall on July 7, 2008, at 7:00 p.m.

RES.R08-1483 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council set the Public Hearing for
 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16698"
 be held at City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1484 Carried

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 216 Amendment
 By-law, 2008, No. 16699"

7907-0181-00 - Lakewood Grandview Developments Ltd.,
 c/o Lakewood Grandview Developments Ltd. (Harald Trepke)

To authorize the redesignation of the site located at 3009- 156 Street from Industrial (IND) and Suburban (SUB) to Multiple Residential (RM).

Approved by Council: June 16, 2008

* This By-law is proceeding with By-law 16700

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council rescind Resolution R08-1280
of the June 16, 2008 Regular Council-Land Use Minutes setting the Public
Hearing for "Surrey Official Community Plan By-law, 1996, No. 12900, No. 216
Amendment By-law, 2008, No. 16699" be held at City Hall on July 7, 2008, at
7:00 p.m.

RES.R08-1485 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council set the Public Hearing for
"Surrey Official Community Plan By-law, 1996, No. 12900, No. 216 Amendment
By-law, 2008, No. 16699" be held at City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1486 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16700"

7907-0181-00 - Lakewood Grandview Developments Ltd.,
c/o Lakewood Grandview Developments Ltd. (Harald Trepke)

RA to IB and RM-30 (BL 12000) - 3009 - 156 Street - to permit the
development of 73 townhouse units and a remnant lot for future industrial
business park development.

Approved by Council: June 16, 2008

* This By-law is proceeding with By-law 16699

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council rescind Resolution R08-1283
of the June 16, 2008 Regular Council-Land Use Minutes setting the Public
Hearing for "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
No. 16700" be held at City Hall on July 7, 2008, at 7:00 p.m.

RES.R08-1487 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council set the Public Hearing for
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16700"
be held at City Hall on July 14, 2008, at 7:00 p.m.
RES.R08-1488 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16701"

7907-0046-00 - John Gorrie, William and Traci Farden, Paul Dhanoa,
c/o Coastland Engineering & Surveying Ltd.

RA to RH (BL 12000) - 3315 and 3333 - 155 Street, 15458 - 34 Avenue -
to allow subdivision into six half-acre single family lots

Approved by Council: June 16, 2008

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council rescind Resolution R08-1287
of the June 16, 2008 Regular Council-Land Use Minutes setting the Public
Hearing for "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
No. 16701" be held at City Hall on July 7, 2008, at 7:00 p.m.
RES.R08-1489 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council set the Public Hearing for
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16701"
be held at City Hall on July 14, 2008, at 7:00 p.m.
RES.R08-1490 Carried

11. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 216 Amendment
By-law, 2008, No. 16702"

7908-0002-00 - South Laurel Lands Development Ltd.,
c/o Lark Group (Kirk Fisher)

To authorize the redesignation of the site located at 9631, 9637, and
9647 - 137B Street, 9632, 9640 and 9648 - 137A Street, Portion of
137B Street from Commercial (COM) to Multiple Residential (RM).

Approved by Council: June 16, 2008

* This By-law is proceeding with By-law 16703

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council rescind Resolution R08-1291
 of the June 16, 2008 Regular Council-Land Use Minutes setting the Public
 Hearing for "Surrey Official Community Plan By-law, 1996, No. 12900, No. 216
 Amendment By-law, 2008, No. 16702" be held at City Hall on July 7, 2008, at
 7:00 p.m.

RES.R08-1491

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council set the Public Hearing for
 "Surrey Official Community Plan By-law, 1996, No. 12900, No. 216 Amendment
 By-law, 2008, No. 16702" be held at City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1492

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16703"

7908-0002-00 - South Laurel Lands Development Ltd. c/o Lark Group
 (Kirk Fisher)

R-F (BL 5942) and RF (BL 12000) to CD (BL 12000) - 9631, 9637, and
 9647 - 137B Street, 9632, 9640 and 9648 - 137A Street, Portion of
 137B Street - to permit the development of a care facility in the City
 Centre.

Approved by Council: June 16, 2008

- * This By-law is proceeding with By-law 16702

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council rescind Resolution R08-1294
 of the June 16, 2008 Regular Council-Land Use Minutes setting the Public
 Hearing for "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
 No. 16703" be held at City Hall on July 7, 2008, at 7:00 p.m.

RES.R08-1493

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council set the Public Hearing for
 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16703"
 be held at City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1494

Carried

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16704"

7907-0365-00 - 0818234 B.C. Ltd., c/o Omni Pacific Ventures Ltd.
(Matt Stogryn)

CD (BL 10464, as amended) to CD (BL 12000) - 13500 Gateway Drive -
to permit the development of a 4-storey apartment building consisting of
91 units and one 2-storey amenity building.

Approved by Council: June 16, 2008

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council rescind Resolution R08-1298
of the June 16, 2008 Regular Council-Land Use Minutes setting the Public
Hearing for "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
No. 16704" be held at City Hall on July 7, 2008, at 7:00 p.m.

RES.R08-1495

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council set the Public Hearing for
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16704"
be held at City Hall on July 14, 2008, at 7:00 p.m.

RES.R08-1496

Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16705"

7906-0458-00 - Balwinder Gill, Amrik Gill, Kalwinder Gill, Bhajan and
Kashmir Sall, Narinder Sall, Ekam Development Ltd.

RF and RA to RF, RF-12, RF-12C, RF-9 and RF-9C (BL 12000) - 14058,
14072, 14090, 14130 - 92 Avenue, Portion of 14038 - 92 Avenue,
Portion of Park to allow subdivision into approximately 49 single family
residential lots and open space.

Approved by Council: June 16, 2008

* Planning & Development advise that (see memorandum dated June 20, 2008 in
by-law backup) following consideration and by-law introduction at the June 16,
2008 meeting, minor corrections to the Survey Plan were identified. It is
therefore requested that Council rescind Second Reading, amend the by-law
accordingly and set a new Public Hearing date.

- It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council rescind Resolution R08-1301
of the June 16, 2008 Regular Council-Land Use Minutes passing Second Reading
of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
No. 16705".
- RES.R08-1497 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council rescind Resolution R08-1302
of the June 16, 2008 Regular Council-Land Use Minutes setting the Public
Hearing for "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
No. 16705" be held at City Hall on July 7, 2008, at 7:00 p.m.
- RES.R08-1498 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council amend "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16705" in Section 1
and Schedule A as outlined in the memorandum in by-law backup to reflect the
revised Survey Plan.
- RES.R08-1499 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council pass Second Reading of
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16705"
as amended.
- RES.R08-1500 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council set the Public Hearing for
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16705"
be held at City Hall on July 14, 2008, at 7:00 p.m.
- RES.R08-1501 Carried

FINAL ADOPTIONS (CONTINUED)

15. "Surrey Land Use Contract No. 154 Authorization By-law, 1975, No. 4569,
Partial Discharge By-law, 2008, No. 16574"

7907-0179-00 - Jatinderpal S. Gill, Gurwinder S. Gill,
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

To discharge Land Use Contract No. 154 from the land located at
12937 - 88 Avenue to allow the underlying RF Zone to come into effect.

Approved by Council: February 11, 2008

This by-law is proceeding in conjunction with By-law 16575.

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 154
Authorization By-law, 1975, No. 4569, Partial Discharge By-law, 2008,
No. 16574" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R08-1502

Carried

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16575"

7907-0179-00 - Jatinderpal S. Gill, Gurwinder S. Gill,
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

RF (BL 12000) to RF-12 (BL 12000) - 12937 - 88 Avenue to allow
subdivision into two lots.

Approved by Council: February 11, 2008

This by-law is proceeding in conjunction with By-law 16574.

* Planning & Development advise that (see memorandum dated June 20, 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 Higginbotham
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16575" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1503

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0275-00**
Derek Crawford/Kweku Brothers Holdings Ltd.
9655 - 137 Street

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

"That Development Permit No. 7906-0275-00 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. 16285 under Item H.1.

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

No. 7906-0275-00 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.R08-1504

Carried

(b) **Development Permit No. 7907-0145-00**
Teck Construction/Gordon Dams
19029 - 54 Avenue

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

"That Development Permit No. 7907-0145-00 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. 15784 under Item H.3.

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

No. 7907-0145-00 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.R08-1505

Carried with Councillor Bose against.

- (c) **Development Permit No. 7908-0012-00**
D. Forcier Design/NLP Holdings Inc.
 9415 - 189 Street

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

"That Development Permit No. 7908-0012-00 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 Martin
 That Development Permit
 No. 7908-0012-00 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.R08-1506

Carried

J. OTHER BUSINESS

NEWTON

- 1. **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.

Councillor Hepner stated that she was bringing back Resolution R08-1304 of the June 16, 2008 Regular Council Land Use minutes for reconsideration, and if reconsideration passes, she will be moving a further motion to refer the application back to staff.

It was Moved by Councillor Hepner
 Seconded by Councillor Higginbotham
 That Resolution R08-1304 of the June 16,
 2008 Regular Council Land Use meeting denying application 7907-0336-00 be
 reconsidered.

RES.R08-1507

Carried

The following motion was then before Council:

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

It was then Moved by Councillor Bose
Seconded by Councillor Martin
That application 7907-0336-00 be referred
back to staff for a report back to Council.

RES.R08-1508 Carried

K. ADJOURNMENT

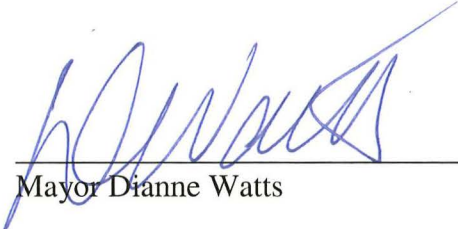
It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the Regular Council - Land Use
meeting do now adjourn.
RES.R08-1509 Carried

The Regular Council- Land Use meeting adjourned at 6:08 p.m.

Certified Correct:



Margaret Jones, City Clerk



Mayor Dianne Watts