



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, JULY 14, 2008**  
Time: 4:10 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. 7908-0150-00**  
**18452 - 96 Avenue**  
**Jennifer Hutchings, West Coast Sign Service Ltd. / 587217 B.C. Ltd., Inc. No. 587217**

#### **Director Information:**

**Alexander M. Colbeck / Gottfried Muench**

#### **Officer Information: (as at June 15, 2007)**

**Alexander M. Colbeck (Secretary) / Gottfried Muench (President)**

Development Permit / Development Variance Permit

*in order to permit the installation of one free-standing sign and eight fascia signs.*

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 Steele

That:

1. Council authorize staff to draft Development Permit No. 7908-0150-00 in accordance with the attached drawings (Appendix IV).

2. Council approve Development Variance Permit No. 7908-0150-00, (Appendix V) varying the following provisions of the Surrey Sign By-law, 1999, No. 13656, to proceed to Public Notification:
  - (a) to permit a maximum of five fascia signs on a building wall that is oriented towards Highway No. 1; and
  - (b) to increase the number of fascia signs from 2 to 8.
3. Council instruct staff to resolve the following issue prior to final approval:
  - (a) approval of Development Variance Permit No. 7908-0150-00.

RES.R08-1550

Carried

2. **7904-0131-00**  
**9750 - 188 Street and a Closed Portion of 189 Street**  
**Kelfor Properties / Kelfor Properties Inc., Inc. No. 477797 / City of Surrey**  
Development Variance Permit  
*in order to allow a lot line adjustment and consolidation of a portion of the closed 189 Street in Port Kells.*

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. Council approve Development Variance Permit No. 7904-0131-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to waive the requirement of the Subdivision and Development By-law to provide:
    - i. a 2.0 metre (6.5 ft.) dedication around the north portion of the 188 Street cul-de-sac; and
    - ii. pavement widening, curb, gutter street lighting and sidewalk construction and the undergrounding of overhead utilities along 188 Street.

RES.R08-1551

Carried

**NEWTON**

3. **7908-0138-00**  
**7320 King George Highway**  
**Harp Hoonjan, Platinum Projects Ltd. / Centre of Newton Property Inc.,**  
**Inc. No. 695829**  
Development Permit / Development Variance Permit  
*in order to allow 1 additional free-standing sign and to vary the height of the sign, and to allow 2 corner retail units to exceed their maximum number of fascia signs and sign area.*

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. Council authorize staff to draft Development Permit No. 7908-0138-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0138-00, (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to allow an increase in the maximum height of a free-standing sign from 4.5 metres (15 ft.) to 5.0 metre (16.5 ft.) to allow for an architectural enhancement on top of the sign; and
  - (b) to allow an increase in the maximum number of fascia signs by two and increase the maximum fascia sign area from 8.25 square metres (88.7 sq. ft.) to 11.28 square metres (121.5 sq. ft.).

RES.R08-1552

Carried

**SOUTH SURREY**

4. **7908-0017-00**  
**1750 - 152 Street**  
**Franco Santelli / Rosecar Holdings Inc. (Incorporation No. 396917)**  
Development Permit / Development Variance Permit  
*to permit a 34 square metre (366 sq. ft.) addition and exterior upgrades, including the addition of new canopies, to an existing non-conforming commercial 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 Martin  
Seconded by Councillor Villeneuve  
That:

1. Council authorize staff to draft Development Permit No. 7908-0017-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0017-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for the existing building only;
  - (b) to reduce the minimum north side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 5.1 metres (17 ft.) for the existing building only;
  - (c) to reduce the minimum south side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for the existing building only; and
  - (d) to reduce the minimum front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.) along 152 Street only for canopies.

RES.R08-1553

Carried

5. **7906-0434-00**  
**15388 - 24 Avenue**  
**John Borisoff, Abstract Industries Ltd. / Peninsula Business Centre Ltd., Inc. No. 677386**  
Development Permit / Development Variance Permit  
*in order to permit a free-standing sign and an oversized directional sign on the rear elevation of an existing commercial 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 Martin  
Seconded by Councillor Gill  
That:

1. Council authorize staff to draft Development Permit No. 7906-0434-00 in accordance with the attached drawings (Appendix II).



2. Council approve Development Variance Permit No. 7906-0434-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the maximum sign area permitted for a directional sign from 0.4 square metres (4.3 sq. ft.) to 1.2 square metres (13.0 sq. ft.) for a proposed directional fascia sign on the rear elevation of the existing commercial building on the site.

RES.R08-1554

Carried**SURREY CITY CENTRE/WHALLEY**

6. **7908-0062-00**  
**10669, 10695, 10749 and 10775 Fir Road**  
**Dwaine Odinson, R & R Trading Co Ltd. / R & R Trading Co. Ltd.,**  
**Inc. No. 270898**  
 OCP Amendment / Temporary Use Permit  
*in order to allow a temporary office and steel storage yard and office for a period not to exceed two years.*

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 Gill  
 That:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Use Area 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. Council approve Temporary Industrial Use Permit No. 7908-0062-00 (Appendix IV) to proceed to Public Notification.
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; and

- (b) submission of adequate security to ensure the site is restored to its vacant state, upon expiration of the Temporary Industrial Use Permit.

RES.R08-1555

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, Text No. 82 Amendment By-law 2008, No. 16719"  
 pass its first reading.

RES.R08-1556

Carried

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, Text No. 82 Amendment By-law 2008, No. 16719"  
 pass its second reading.

RES.R08-1557

Carried

It was then

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, Text No. 82 Amendment By-law  
 2008, No. 16719" be held at the City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1558

Carried

- 7. 7908-0040-00**  
**10355 King George Highway**  
**Abbarch Architecture Inc. (Mirela Kalajdzic) / Canada Safeway Limited,**  
**Inc. No. 73849A**  
 Development Permit  
*in order to permit exterior renovations to an existing commercial 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 Martin  
 Seconded by Councillor Hepner  
 That Development Permit  
 No. 7908-0040-00 (Appendix III) 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.R08-1559

Carried

8. **7907-0392-00**  
**9637 - 137 Street**  
**Jak Redenbach / Randhir Singh Mann and Inderjit Singh Sahota**  
Rezoning from RF to C-5 / Development Permit /  
Development Variance Permit  
*in order to permit the development of a medical office.*

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:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0392-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7907-0392-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.8 metres (6.0 ft.); and
  - (b) to reduce the minimum south side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.8 metres (6.0 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and



- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R08-1560

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16720" pass its first reading.

RES.R08-1561

Carried

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16720" pass its second reading.

RES.R08-1562

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 2008, No. 16720" be held at the  
 City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1563

Carried**9. 7907-0355-00****12941 - 115 Avenue**

**John E. Kristianson, CTA Design Group Architecture and Engineering /  
 M.C.A. Land Development Corp., Inc. No. 0342509**

Development Permit / Development Variance Permit

*in order to permit construction of three industrial 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 Villeneuve  
 Seconded by Councillor Martin  
 That:

1. Council authorize staff to draft Development Permit No. 7907-0355-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0355-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the minimum front yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.); and

- (b) to vary the minimum rear yard (north) setback of the IL Zone from 7.5 metres (25 ft.) to 1.29 metres (4.2 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (c) approval of Development Variance Permit No. 7907-0355-00.

RES.R08-1564

Carried

### RESIDENTIAL/INSTITUTIONAL

#### CLOVERDALE/CLAYTON

#### **10. 7907-0063-00**

**Easterly Portion of 6970 - 192 Street**

**Harald Trepke, Lakewood Enterprises Ltd. / Lakewood Enterprises Ltd., Inc. No. 661713**

NCP Amendment for a portion from Low Density (6-10 upa) to Medium-High Density (15-25 upa) / Rezoning from RA to RM-30 / Development Permit / Development Variance Permit  
*in order to allow construction of approximately 74 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 Martin

Seconded by Councillor Gill

That:

1. a By-law be introduced to rezone the easterly portion of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) shown as Block B on the attached Survey Plan (Appendix II) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7907-0063-00 in accordance with the attached drawings (Appendix II).

4. Council approve Development Variance Permit No. 7907-0063-00, (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to vary the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the porch and 6.8 metres (22 ft.) to the building face;
  - (b) to vary the minimum west flanking street side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the porch and 4.8 metres (15.5 ft.) to the building face;
  - (c) to vary the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the deck and 4.5 metres (15 ft.) to the building face;
  - (d) to vary the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the deck and to the building face; and
  - (e) to vary the Zoning By-law to allow a maximum of six (6) risers to encroach within the building setback.
  
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) the applicant adequately address the impact of no indoor amenity space;
  - (g) registration of a Section 219 Restrictive Covenant to prohibit the conversion of the tandem parking spaces into livable space; and
  - (h) approval of Development Variance Permit No. 7907-0063-00.



6. Council pass a resolution to amend the East Clayton NCP to redesignate a portion of the land from Low Density (6-10 upa) to Medium-High Density (15-25 upa) when the project is considered for final adoption.

RES.R08-1565

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16721" pass its first reading.

RES.R08-1566

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. 16721" pass its second reading.

RES.R08-1567

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. 16721" be held at the  
 City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1568

Carried

### FLEETWOOD/GUILDFORD

#### 11. 7908-0106-00

**9134 - 156 Street**

**Jaswant Bahia / Surjit Singh Bahia and Jaswant Bahia**

Rezoning from RF to CD (based on RF)

*in order to allow the retention of a 421-square metre (4,537 sq. ft.) house.*

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

Application No. 7908-0106-00 was deferred to the next meeting. Staff were requested to resend the letter from Planning in this regard to the Applicant in Punjabi.

- 12. 7907-0228-00**  
**8727 - 160 Street**  
**Don Andrew, Creekside Architects Ltd. / Pioneer Designs (Manarola) Corp.,**  
**Inc. No. BCO777234**  
Rezoning from RF to CD (based on RM-45) / Development Permit  
*in order to permit the development of a three-storey (51-unit) apartment 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 Martin  
Seconded by Councillor Hepner  
That:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 153 square metres (1,647 sq. ft.) to 151 square metres (1,625 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7907-0228-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

- (g) the applicant adequately address the impact of reduced indoor amenity space.

RES.R08-1569

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16722" pass its first reading.

RES.R08-1570

Carried

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16722" pass its second reading.

RES.R08-1571

Carried

It was then

Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law 2008, No. 16722" be held at the  
 City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1572

Carried**NEWTON****13. 7907-0359-00****7489 - 138 Street****Tom Morton, Wanson Developments Ltd. /****Wanson (Peninsula) Development Ltd.**

CD (By-law No. 11223) Amendment /

Rezoning from CD (By-law No. 11223) to

CD (By-law No. 12000) (based on RM-45) / Development Permit

*in order to permit the development of a 4-storey, 156-unit, apartment 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 Martin  
 Seconded by Councillor Villeneuve  
 That:

1. a By-law be introduced to amend Comprehensive Development By-law No. 11223 to exclude the subject site and a date be set for Public Hearing.



2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 11223) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 468 square metres (5,038 sq. ft.) to 185.8 square metres (2,000 sq. ft.).
4. Council authorize staff to draft Development Permit No. 7907-0359-00 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 subdivision plan, including lot consolidation plan for the adjacent RA zoned properties at 13752, 13762, 13772, 13780 and 13790 - 75A Avenue to the satisfaction of the Approving Officer;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) resolution of all site and building design issues to the satisfaction of the City Architect;
  - (e) 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;
  - (f) completion of the road closure and acquisition of a portion of 75A Avenue;
  - (g) the applicant adequately address the impact of reduced indoor amenity space;
  - (h) registration of a right-of-way for future public right of passage for the extension of the public greenway to the properties to the north; and

- (i) register a Section 219 "no build" Restrictive Covenant for the consolidated RA lot, north of the subject property to ensure future coordination with the Newton Town Centre Local Area Plan.

RES.R08-1573

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1979,  
No. 5942, Amendment By-law, 1992, No. 11223, Amendment By-law, 2008,  
No. 16723" pass its first reading.

RES.R08-1574

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, 1979,  
No. 5942, Amendment By-law, 1992, No. 11223, Amendment By-law, 2008,  
No. 16723" pass its second reading.

RES.R08-1575

Carried

It was then Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11223, Amendment  
By-law, 2008, No. 16723" be held at the City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1576

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16724" pass its first reading.

RES.R08-1577

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. 16724" pass its second reading.

RES.R08-1578

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. 16724" be held at the  
 City Hall on July 28, 2008, at 7:00 p.m.  
 RES.R08-1579 Carried

### SOUTH SURREY

- 14. 7907-0345-00**  
**15001 to 15052 Semiahmoo Place**  
**Strata Council LMS177 / All Owners under Strata Plan LMS177**  
 Restrictive Covenant Amendment  
*in order to amend the permitted roofing material from cedar shakes to metal roofing.*

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 Hepner  
 That Council approve a Restrictive  
 Covenant amendment to allow the use of the low-reflectivity cedar-imitator metal roofing as an alternative to cedar shakes/shingles as a pilot project.  
 RES.R08-1580 Carried

- 15. 7907-0296-00**  
**15755 - 28 Avenue**  
**Eric Aderneck, Aplin & Martin Consultants Ltd. /**  
**Trademark Link 678617 Homes Ltd., BC0678617**  
 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 31-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 Martin  
 Seconded by Councillor Gill  
 That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the



Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date for Public Hearing be set.
4. Council approve the applicant's request to eliminate the required on-site indoor amenity space from 93 square metres (1,001 sq. ft.) to 0 square metre (0 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7907-0296-00 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, including road dedication for 158 Street and 28 Avenue are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey, arborist report, landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
  - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (d) registration of a shared access and maintenance agreement with the adjacent properties (File No. 7907-0374-00) for a shared indoor amenity building and that the applicant adequately address the impact of no on-site indoor amenity space;
  - (e) registration of a Section 219 Restrictive Covenant to ensure on-site protection of a minimum of 35% open space;
  - (f) registration of a right-of-way for public rights of passage and construction of a 15 metre (49 ft.) multi-use trail over top of the North Grandview Gravity Sewer Interceptor; and
  - (g) registration of a shared vehicular and pedestrian access with the adjacent properties (File No. 7907-0374-00).

RES.R08-1581

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 219 Amendment By-law 2008, No. 16725" pass its  
first reading.  
RES.R08-1582 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. 219 Amendment By-law 2008, No. 16725" pass its  
second reading.  
RES.R08-1583 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. 219 Amendment By-law 2008,  
No. 16725" be held at the City Hall on July 28, 2008, at 7:00 p.m.  
RES.R08-1584 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16726" pass its first reading.  
RES.R08-1585 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. 16726" pass its second reading.  
RES.R08-1586 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. 16726" be held at the  
City Hall on July 28, 2008, at 7:00 p.m.  
RES.R08-1587 Carried

16. **7907-0231-00**  
**2932 - 160 Street**  
**Eric Aderneck, Aplin & Martin Consultants Ltd. /**  
**Quadra Holdings (160 Street) Ltd., Inc. No. BC0751537**  
OCP Amendment from Suburban to Urban /  
Rezoning from RA to CD (based on RH-G)  
*in order to allow subdivision into 4 Suburban Transition lots, riparian protection area and open 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 Hepner  
Seconded by Councillor Martin  
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 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 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 landscaping plan and landscaping cost estimate for the 5.0 metre (16 ft.) wide buffer along the north proeprty line of proposed Lots 1, 3 and 4 to the specifications and satisfaction of the City Landscape Architect;



- (f) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 4 until it is redeveloped in accordance with the North Grandview Heights NCP and rear lane access can be provided; and
- (g) registration of a Section 219 Restrictive Covenant to ensure protection and maintenance of the 5.0 metre (16 ft.) wide landscaped buffer on the northern edge of proposed Lots 1, 3 and 4.

RES.R08-1588

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 220 Amendment By-law 2008, No. 16727" pass its first reading.

RES.R08-1589

Carried

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

It was

Moved by Councillor Hepner

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 220 Amendment By-law 2008, No. 16727" pass its second reading.

RES.R08-1590

Carried

It was then

Moved by Councillor Hepner

Seconded by Councillor Martin

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 220 Amendment By-law 2008, No. 16727" be held at the City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1591

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law 2008, No. 16728" pass its first reading.

RES.R08-1592

Carried

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

It was Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16728" pass its second reading.  
 RES.R08-1593 Carried

It was then Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law 2008, No. 16728" be held at the  
 City Hall on July 28, 2008, at 7:00 p.m.  
 RES.R08-1594 Carried

### SURREY CITY CENTRE/WHALLEY

- 17. 7906-0457-00**  
**10150 and 10174 - 128 Street**  
**Michael Weir, Maskeen Group / Ekam Development Ltd., Inc. No. 07223282**  
 Rezoning from RF to RF-9  
*in order to allow subdivision into 11 small 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 Steele  
 Seconded by Councillor Martin  
 That:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of 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) registration of a Section 219 Restrictive Covenant on proposed Lots 1 through 11 inclusive, to require a minimum front yard setback of 7.5 metres (25 ft.) to the principal building and 5.0 metres (16 ft.) to the covered porch or veranda; and
- (f) submission of a lot grading plan to the satisfaction of the Planning and Development Department.

RES.R08-1595

Carried

It was

Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16729" pass its first reading.

RES.R08-1596

Carried

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

It was

Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16729" pass its second reading.

RES.R08-1597

Carried

It was then

Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law 2008, No. 16729" be held at the  
 City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1598

Carried**18. 7908-0108-00****12454 - 113B Avenue****Linda Wang, ASCY Enterprises Ltd. / Zhi Chao Gao and Fan Liu**

Rezoning from RF to CD (based on RF-SS) / Development Variance Permit  
*in order to permit the addition of a detached secondary dwelling unit.*

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 Steele  
 That:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.



2. Council authorize staff to draft a Housing Agreement By-law.
3. Council approve Development Variance Permit No. 7908-0108-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to waive the requirements of Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to provide servicing improvements; and
  - (b) to waive the requirements of Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to provide road improvements to a portion of 113B Avenue.
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; and
  - (b) approval of a Housing Agreement By-law to ensure the proposed detached secondary dwelling unit is only occupied by an immediate family member receiving special care.

RES.R08-1599

Carried

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16730" pass its first reading.

RES.R08-1600

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. 16730" pass its second reading.

RES.R08-1601

Carried

It was then

Moved by Councillor Hepner  
 Seconded by Councillor Villeneuve  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law 2008, No. 16730" be held at the  
 City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1602

Carried

19. **7908-0067-00**  
**14320 - 103A Avenue**  
**Wilson Chang / 0809799 B.C. Ltd., Inc. No. 0809799**  
**Director Information:**  
**Harminder Basraon / Iqbal Dhaliwal**  
**No Officer Information Filed**  
Rezoning from RF to CD (based on RM-70)  
Development Permit  
*in order to permit the development of a 4-storey apartment building consisting of 70 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 Martin  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0067-00 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of road dedication plan to the satisfaction of the Approving Officer;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) registration of a reciprocal access easement to provide future access to the properties located to the west at 10302/10/22/30 - 143 Street and 14308 - 103A Avenue; and
  - (f) address concerns of the Parks, Recreation & 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.R08-1603

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16731" pass its first reading.

RES.R08-1604

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. 16731" pass its second reading.

RES.R08-1605

Carried

It was then

Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law 2008, No. 16731" be held at the  
City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1606

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### CLOVERDALE/CLAYTON

#### 20. 7906-0018-00

**6455 - 196 Street and 19559 - 64 Avenue**

**Colin Hogan, Focus Architecture Inc. / Ambros Investments Ltd.,  
Inc. No. 0795109**

Rezoning from RA to CD (based on RM-45)

Development Permit / Development Variance Permit

*in order to permit the development of a mixed-use building containing 146 seniors  
housing rental units with associated amenity space and ground floor 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 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 authorize staff to draft Development Permit No. 7906-0018-00 in accordance with the attached drawings (Appendix II).
3. Council authorize staff to draft a Housing Agreement By-law.
4. Council approve Development Variance Permit No. 7906-0018-00 (Appendix VI) varying the following to proceed to public notification:
  - (a) to vary the definition of an identification sign in Section 4(1) of the Surrey Sign By-law, 1999, No. 13656, to include a wall sign; and
  - (b) to vary Section 23(2) of the Surrey Sign By-law, 1999, No. 13656 to allow 3 identification signs not exceeding 2.3 square metres (25 sq. ft.) in sign area per sign.
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) approval of a Housing Agreement to ensure the proposed senior's housing is rental and will be managed by a non-profit organization;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and

- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R08-1607 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16732" pass its first reading.

RES.R08-1608 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. 16732" pass its second reading.

RES.R08-1609 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. 16732" be held at the  
City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1610 Carried

## NEWTON

- 21. 7908-0102-00**  
**15560 Colebrook Road**  
**Annette Faessler / C.R.F. Holdings Limited (Incorporation #130994)**  
Winery Special Events Area Endorsement (Liquor License)  
*in order to permit an existing winery to host special events with a maximum capacity of 120 persons.*

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 Council set a date for a Public Hearing  
to solicit opinions from area residents regarding a Winery Special Events Area  
Endorsement with a maximum capacity of 120 persons and allowable hours of  
operation from 11:00 a.m. to 11:00 p.m. daily.

RES.R08-1611 Carried Councillor Hunt opposed

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Martin  
 That the Public Hearing be set for Monday,  
 July 28, 2008 at the City Hall at 7:00 p.m. to solicit comments from the  
 neighbourhood

RES.R08-1612

Carried**SOUTH SURREY****22. 7908-0113-00****2612 and 2618 Croydon Drive and 2609 - 158 Street****Ken Sully, Elkay Developments Ltd. / Jay Michael Chartier and****Laurel June Chartier / Wilfred Harold London /****Harold Stephen Taylor and Joy Ethel Taylor**

Partial OCP Amendment from Suburban to Industrial

Rezoning from RA to CD (based on IB) and RH / Development Permit

*in order to permit the development of a 4-storey business park/office building and allow retention of an existing house on a remnant lot.*

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 properties at 2612 and 2618 Croydon Drive, as well as the portion of the property at 2609 - 158 Street defined as "Block A" on the Survey Plan attached in Appendix I from Suburban to Industrial and a date for Public Hearing be set (Appendix VII).
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 properties at 2612 and 2618 Croydon Drive, as well as the portion of the property at 2609 - 158 Street defined as "Block A" on the Survey Plan attached in Appendix I, 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. a By-law be introduced to rezone the portion of the property at 2609 - 158 Street defined as "Block B" on the Survey Plan attached in Appendix I 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.

5. Council authorize staff to draft Development Permit No. 7908-0113-00 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 to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;
  - (d) final approval from BC Hydro;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) registration of a right-of-way for public passage through a portion of the business park site for a future walkway linkage and submission of a financial contribution for future construction of this greenway;
  - (i) registration of a reciprocal access easement for shared access to Croydon Drive with the property to the south (2594 Croydon Drive); and
  - (j) registration of a Section 219 Restrictive Covenant for no new building on the eastern portion of the property at 2609 - 158 Street until it is consolidated with the property at 2635 - 158 Street and redeveloped for multi-family development in accordance with the Morgan Heights NCP.

RES.R08-1613

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 221 Amendment By-law 2008, No. 16733" pass its  
first reading.

RES.R08-1614 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 221 Amendment By-law 2008, No. 16733" pass its  
second reading.

RES.R08-1615 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 221 Amendment By-law 2008,  
No. 16733" be held at the City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1616 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16734A" pass its first reading.

RES.R08-1617 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. 16734A" pass its second reading.

RES.R08-1618 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. 16734A" be held at the  
City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1619 Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16734B" pass its first reading.  
 RES.R08-1620 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. 16734B" pass its second reading.  
 RES.R08-1621 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. 16734B" be held at the  
 City Hall on July 28, 2008, at 7:00 p.m.  
 RES.R08-1622 Carried

### SURREY CITY CENTRE/WHALLEY

- 23. 7908-0020-00**  
**10390 Scott Road**  
**Urban Design Group Architects / Tannery Park Development Corporation,**  
**Inc. No. 718718**  
 Rezoning portion from I-G (By-law No. 5942) to CHI (By-law No. 12000)  
 Development Permit / Development Variance Permit  
*in order to allow the construction of a drive-through restaurant and a separate  
 highway commercial multi-tenant 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 Gill  
 That:

1. a By-law be introduced to rezone a portion of the subject site from "General Industrial Zone (I-G) (By-law No. 5942) to "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0020-00 in accordance with the attached drawings (Appendix II).



3. Council approve Development Variance Permit No. 7908-0020-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 4.4 metres (14.4 ft.) for proposed Lot 1 and to 5.88 metres (19.3 ft.) for proposed Lot 2; and
  - (b) to increase the number of fascia signs permitted in Surrey Sign By-law from 1 to 2 for proposed Lot 1 and from 1 to 2 for the tenants located in the end units of the buildings on proposed Lot 2.
  
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;
  - (d) registration of a Section 219 Restrictive Covenant to protect the fisheries habitat area for Manson Canal;
  - (e) preparation and registration of a reciprocal access and shared drive aisle easement between proposed Lots 1 and 2;
  - (f) discharge of legal documents registered against the title, which are redundant or no longer required; and
  - (g) modification of the (reciprocal access agreement) and a ("No Build" covenant) registered against the title of the land.

RES.R08-1623

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Gill

No. 12000, Amendment By-law 2008, No. 16735" pass its first reading.

RES.R08-1624

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. 16735" pass its second reading.  
 RES.R08-1625 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. 16735" be held at the  
 City Hall on July 28, 2008, at 7:00 p.m.  
 RES.R08-1626 Carried

- 24. 7907-0221-00 / 7908-0069-00 / 7908-0069-01**  
**10321 - 120 Street, 11966 - 103A Avenue, 10278 Grace Road, 10225 - 120**  
**Street, 10279 - 120 Street, 10377 - 120 Street, 11959 - 103A Avenue,**  
**10449-120 Street, 11897 - 103A Avenue, 11796 - 103A Avenue, 11850 - 103A**  
**Avenue, 10323 Grace Road and 10281 Grace Road**  
**Oleg Verbenkov, Pacific Land Resource Group / Pacific Link Industrial**  
**Park Ltd., Inc. No. 605005**  
 NCP Amendment on a portion from Business Park and Light Impact Industrial to  
 Highway Commercial  
 Rezoning from IL-1 and IB-2 to CD (based on C-5, CHI, IL-1 and IB-2)  
 Development Permit  
*in order to permit the development of mixed-use business park with supporting*  
*commercial and retail uses.*

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 "Light Impact Industrial 1 Zone (IL-1)" (By-law No. 12000) and "Business Park 2 Zone (IB-2)" (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 Nos. 7907-0221-00 for the general siting of buildings (Appendix V), 7908-0069-00 for Building B (Appendix II) and 7908-0069-01 for Buildings A and C of the development (Appendix II) in accordance with the attached drawings.
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 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) finalization of the Master Plan to the satisfaction of the Planning and Development Department; and
- (e) input from the Provincial Gateway Program.

RES.R08-1627

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16736" pass its first reading.

RES.R08-1628

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. 16736" pass its second reading.

RES.R08-1629

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. 16736" be held at the  
 City Hall on July 28, 2008, at 7:00 p.m.

RES.R08-1630

Carried

## C. CORPORATE REPORTS

1. The Corporate Report under date of July 14, 2008 was considered and dealt with as follows:



**Item No. L005** Background Information for Delegation Request Regarding Proposed Tree Protection Restrictive Covenant Amendment at 15090 - 60 Avenue (Garry Sandhu)  
File: 7908-0059-00

The General Manager, Planning and Development submitted a report concerning a request for a delegation to Council from Garry Sandhu in relation to Application No. 7908-0059-00, regarding a Restrictive Covenant Amendment for the property at 15090 - 60 Avenue (the "Property"). Mr. Sandhu, the owner of the Property, wishes to appear before Council to discuss a Restrictive Covenant Amendment proposal that he submitted to the City to adjust an existing tree covenant area on the Property. Council granted the delegation, and requested that staff provide information to Council on the matter. This report responds to Council's request.

**Note:** See Delegation Item E.1

The General Manager of Planning & Development was recommending that Council receive this report as information.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council receive this report as  
information.

RES.R08-1631

Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Hunt  
That the restrictive covenant be amended to  
allow removal of the damaged cherry tree and to direct the applicant to replace the tree  
with a significant tree in a new location to the satisfaction of the City.

RES.R08-1632

Carried

#### **D. ITEMS TABLED BY COUNCIL**

#### **E. DELEGATIONS**

- 1. Garry Sandhu, Applicant  
Restrictive Covenant Amendment Application 7908-0059-00  
15090 - 60 Avenue  
File: 7908-0059-00; 0550-20-10**

Garry Sandhu was in attendance to appear before Council regarding Council's recent denial of the removal of a restrictive covenant amendment of a cherry tree.

**Note:** See Corporate Report L005

**F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BY-LAWS**

## FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16365"

7904-0326-00 - 0776687 B.C. Ltd., c/o Hunter Laird Engineering Ltd.

A-1 to RF-12 and RF-9 (BL 12000) - 6218 - 148 Street - to allow subdivision into 25 single family small lots.

Approved by Council: April 2, 2007

- \* Planning & Development advise that (see memorandum dated July 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.

It was

Moved by Councillor Martin

Seconded by Councillor Hunt

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2007, No. 16365" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1633

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14943"

7902-0359-00 - Devinder and Balwant Bala, c/o CitiWest Consulting Ltd.  
(Roger Jawanda)

RA (BL 12000) to RF (BL 12000) and RF-12 (BL 12000) - 6071 - 148 Street - to permit the retention of the existing dwelling and the creation of approximately 11 single family lots.

Approved by Council: February 17, 2003

**Note:** The Public Hearing on this application was held on March 24, 2003. 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 July 9, 2008 in by-law back-up) the reason for the delay in bringing this application to final adoption was due to resolution of downstream drainage constraints.
- \* In addition, Planning & Development advise that 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 Martin  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14943" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1634

Carried Councillor Bose opposed

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16588"

7906-0432-00 - Irene Phan and Mily Phan, c/o Mainland Engineering Corp.  
 (Avnash Banwait)

RA to RF (BL 12000) - 14664 St. Andrews Drive - to allow subdivision  
 into two (2) single family residential lots.

Approved by Council: February 25, 2008

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



It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16588" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R08-1635 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16547"

7906-0417-00 - David Sutton, Madeline Sutton and Michael Nelson,  
 c/o H.Y. Engineering Ltd. (Richard Brooks)

RA to CD (BL 12000) - 2278 and 2306 - 138 Street - to permit the  
 subdivision into 2 half-acre and 2 half acre gross density type lots.

Approved by Council: December 17, 2007

\* Planning & Development advise that (see memorandum dated July 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.

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16547" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R08-1636 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16558"

7906-0263-00 - 0743323 BC Ltd., c/o Gomberoff Bell Lyon Architects Inc.  
 (Julio Gomberoff)

RA to CD (BL 12000) - 15422 - 31 Avenue - to permit the development of  
 a live/work development consisting of two, 4-storey apartment buildings.

Approved by Council: January 14, 2008

**Note:** A Development Permit (7906-0263-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.2(a)

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16558" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R08-1637 Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 194 Amendment  
 By-law, 2007, No. 16496"

7907-0090-00 - Morningstar Homes Ltd., c/o Hunter Laird Engineering Ltd.  
 (Clarence Arychuk)

To authorize the redesignation of a portion of the property located at  
 17912 Old Yale Road East from Suburban (SUB) to Urban (URB) and Urban  
 (URB) to Suburban (SUB).

Approved by Council: December 3, 2007

This by-law is proceeding in conjunction with By-law Nos. 16497A & 16497B.

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 194 Amendment By-law, 2007, No. 16496" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.  
 RES.R08-1638 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,  
 No. 16497A"

7907-0090-00 - Morningstar Homes Ltd., c/o Hunter Laird Engineering Ltd.  
 (Clarence Arychuk)

A-1 to CD (BL 12000) - Portion of 17912 Old Yale Road East - to permit  
 subdivision into approximately 98 single family lots in North Cloverdale  
 West.

Approved by Council: December 3, 2007

This by-law is proceeding in conjunction with By-law Nos. 16496 & 16497B.

- \* At the December 17, 2007 Regular Council-Public Hearing meeting Council  
 passed the following resolution:

"That staff advise Council by memo on the feasibility of incorporating the open space into the ALR".

Planning & Development respond to this matter in detail in the memorandum dated July 8, 2008 in by-law back-up.

- \* In addition, Planning & Development advise that 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.
- \* Further, 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 portions of the site from Half Acre Cluster (2 upa) and Single Family Residential to Half Acre Cluster (2 upa) and Small Lots.

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Council amend the North Cloverdale  
 West Neighbourhood Concept Plan to redesignate portions of the site from  
 Half Acre Cluster (2 upa) and Single Family Residential to Half Acre Cluster  
 (2 upa) and Small Lots.

RES.R08-1639

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16497A" be finally adopted, signed  
 by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1640

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,  
 No. 16497B"

7907-0090-00 - Morningstar Homes Ltd., c/o Hunter Laird Engineering Ltd.  
 (Clarence Arychuk)

A-1 to RF-12 and RC (BL 12000) - Portion of 17912 Old Yale Road East  
 - to permit subdivision into approximately 98 single family lots in  
 North Cloverdale West.

Approved by Council: December 3, 2007

This by-law is proceeding in conjunction with By-law Nos. 16496 & 16497A.



It was Moved by Councillor Higginbotham  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16497B" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1641 Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7905-0382-00**  
**Clayton Ridge Management Ltd.**  
**c/o Equitas Development Corporation (James Evans)**  
 7329 - 192 Street

The maximum percentage of Type 11 lots in the subdivision may be increased from 33% to 40% to permit subdivision into 20 single family small lots with coach houses, 12 duplex units and Lot 1 as remainder remnant lot.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7905-0382-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R08-1642 Carried

### 2. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0263-00**  
**Julio Gomberoff, Gomberoff Bell Lyon Architects Inc. /0743323 B.C.**  
**Ltd., Inc. No. 0743323**  
**Director Information:**  
**Hugh John Porter**  
**Norman Porter**

**Officer Information: (as at December 15, 2007)**

**Norman Porter (President)**

**Hugh John Porter (Secretary)**

15422 - 31 Avenue

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

"That Development Permit No. 7906-0263-00 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. 16558 under Item H.5

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hepner

That Development Permit

No. 7906-0263-00 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.R08-1643

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That the Regular Council - Land Use

meeting do now adjourn.

RES.R08-1644

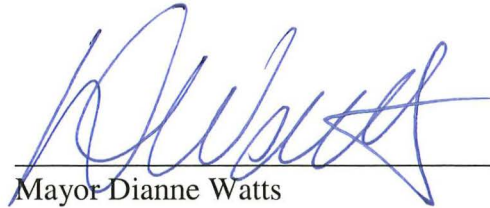
Carried

The Regular Council- Land Use meeting adjourned at 4:57 p.m.

Certified Correct:



Margaret Jones, City Clerk



Mayor Dianne Watts