



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, JULY 28, 2008
Time: 4:54 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
Manager, Parks Division
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. 7908-0116-00**
5418 and 5432 Production Boulevard
Teri Hudson of Teck Construction LLP / Quarcus Development Corp.,
Inc. BL0802808
Development Permit
in order to permit the development of two industrial buildings, each containing two 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 Hunt
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7908-0116-00 in accordance with the attached drawings (Appendix II).

2. Council instruct staff to resolve the following issues prior to approval:
 - (a) registration of a Section 219 Restrictive Covenant for the installation and maintenance of a landscape buffer;
 - (b) registration of a joint access easement for a shared driveway between the two subject lots; and
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R08-1735

Carried**NEWTON**

2. **7908-0195-00**
7421 - 135 Street
Sid Lechner, Manager, CNS Engineering-West / Nav Canada, Inc. No. 42957
 Development Variance Permit
in order to allow for an existing 30.5 metre (100 ft.) high telecommunications tower that was constructed without proper permits.

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

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

1. Council approve Development Variance Permit No. 7908-0195-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum height of a free-standing telecommunication tower the Zoning By-law from 12 metres (40 ft.) to 30.5 metres (100 ft.).

RES.R08-1736

Carried**SOUTH SURREY**

3. **7908-0154-00**
2121 - 160 Street
Sam Chan, Ionic Architecture Inc. / Grandview Pointe Developments Inc., Inc. No. BC0805842
 OCP Amendment from Suburban to Commercial /
 Rezoning from RA to CD (based on C-8) / Development Permit
in order to permit the development of 2 retail commercial buildings.

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

It was

Moved by Councillor Martin

Seconded by Councillor Hunt

That Council refer the applicant's request back to Staff to work with the applicant to deviate from the Highway 99 Corridor Local Area Plan (LAP) policy to increase the maximum allowable surface parking ratio from 3.0 spaces per 100 square metres (1,000 sq. ft.) of gross floor area to 4.1 spaces per 100 square metres (1,000 sq. ft.) of gross floor area.

RES.R08-1737

Carried

4. 7908-0145-00

2428 - 160 Street

Dieter Bohener, Artistic Sign & Banner Installation / Surrey South Shopping Centre Limited, Inc. No. A63002

Development Variance Permit

in order to allow an additional fascia sign on a retail commercial 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 Martin

Seconded by Councillor Hunt

That:

1. Council approve Development Variance Permit No. 7908-0145-00, (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary the Sign By-law to increase the maximum number of permitted fascia signs from two (2) to three (3) for Unit #40 of the subject retail commercial building (2428 - 160 Street) in the northeast quadrant of the Grandview Corners Shopping Centre.

RES.R08-1738

Carried

SURREY CITY CENTRE/WHALLEY

5. 7908-0144-00

10257 King George Highway

Gailordon Macalanda / Kwan Bros. Investments Ltd.

Liquor License Amendment (patron participation for food primary)

in order to permit entertainment in the form of karaoke at an existing restaurant.

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. Council approve the following proposed food primary liquor license amendment to proceed to Public Notification:
 - (a) the addition of patron participation entertainment in the form of karaoke.

RES.R08-1739

Carried with Councillor Hunt opposed

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 6. **7908-0075-00**
9379 - 159A Street
Jake Sarwal / Jagmohan Sarwal and Inderjit Singh Sahota
Rezoning from RA to RF
in order to allow subdivision into two single family residential lots.

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

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

- 1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and

- (d) complete modifications to the existing house, to the satisfaction of the Building Division.

RES.R08-1740 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16744" pass its first reading.

RES.R08-1741 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. 16744" pass its second reading.

RES.R08-1742 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. 16744" be held at the
 City Hall on September 8, 2008, at 7:00 p.m.

RES.R08-1743 Carried

7. 7908-0011-00
16166 - 88 Avenue; 8755 and 8769 - 162 Street
Andrew Sims, Mosaic Avenue Developments Ltd. / 2538 88th Avenue
Holdings Ltd., Inc. No. 824560

OCP Amendment from Urban to Multiple Residential
 Rezoning from RA and RF to CD (based on RM-30) / Development Permit
in order to permit the development of approximately 62 townhouse units.

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential 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 "Single Family Residential Zone (RF)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7908-0011-00 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) 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;
 - (g) the applicant adequately address the impact of no indoor amenity space; and
 - (h) registration of Section 219 Restrictive Covenant to prohibit conversion of tandem parking spaces into livable space.

RES.R08-1744

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 222 Amendment By-law 2008, No. 16745" pass its
first reading.

RES.R08-1745 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. 222 Amendment By-law 2008, No. 16745" pass its
second reading.

RES.R08-1746 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. 222 Amendment By-law 2008,
No. 16745" be held at the City Hall on September 8, 2008, at 7:00 p.m.

RES.R08-1747 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16746" pass its first reading.

RES.R08-1748 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. 16746" pass its second reading.

RES.R08-1749 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. 16746" be held at the
City Hall on September 8, 2008, at 7:00 p.m.

RES.R08-1750 Carried

NEWTON

8. **7908-0187-00**
7015 - 135 Street
Charles Maddison, Boni-Maddison Architects / Provincial Rental Housing Corporation, Inc. No. 52129
 Development Permit
to allow substantial building renovations and landscaping improvements to an existing BC 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 Higginbotham
 Seconded by Councillor Martin
 That Council approve Development Permit
 No. 7908-0187-00 (Appendix II), authorize the Mayor and Clerk to sign the
 Development Permit, and authorize the transfer of the Permit to the heirs,
 administrators, executors, successors and assigns of the title of the land within the
 terms of the Permit.

RES.R08-1751

Carried

9. **7908-0180-00**
5948 - 151 Street
Jaswant Singh Sangha / Jaswant Singh Sangha, Parmjit Kaur Sangha and Jasminder Kaur Sangha
 Development Variance Permit
in order to relax the front yard setback to permit the retention of an existing Douglas Fir in the rear yard.

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. Council approve Development Variance Permit No. 7908-0180-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF-12 Zone as per the plan attached (Schedule "A" to Appendix II) as follows:
 - i. from 6 metres (20 ft.) to 4.95 metres (16.2 ft.) for a garage and entry; and
 - ii. from 4 metres (13 ft.) to 3.2 metres (10.6 ft.) for up to 35% of the width of the principal building.

RES.R08-1752

Carried**10. 7905-0084-00****12391 - 66 Avenue****James Pernu, McElhanney Consulting Services Ltd. / Satinder Singh Sran
and Satwinder Kaur Sran**

Rezoning from RA to RF / Development Variance Permit

in order to allow subdivision into 2 single family lots. DVP to relax lot depth and setback requirements.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7905-0084-00, (Appendix VII) varying the RF Zone as follows to proceed to Public Notification:
 - (a) to reduce the minimum lot depth from 28 metres (92 ft.) to 27 metres (8.5 ft.) for proposed Lot 1 and to 24.4 metres (80 ft.) for proposed Lot 2; and
 - (b) to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) and the minimum front yard setback from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) for proposed Lot 1, provided that site development is in accordance with a restricted building envelope (Appendix VII, Schedule A).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (e) registration of a Section 219 Restrictive Covenant to establish a restricted building envelope for Lot 1 and ensure tree retention; and
- (f) ensure the applicant adequately addresses the shortfall in tree replacement.

RES.R08-1753

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16747" pass its first reading.

RES.R08-1754

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. 16747" pass its second reading.

RES.R08-1755

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. 16747" be held at the
 City Hall on September 8, 2008, at 7:00 p.m.

RES.R08-1756

Carried**SOUTH SURREY****11. 7908-0163-00****14770, 14758 and 14746 - 34A Avenue****Fred Harris / 0814720 B.C. Ltd., Inc. No. 814720****Director Information:****Fred Harris / John McCutcheon****No Officer Information Filed****Elgin Developments Ltd., Inc. No. BC0800699**

Restrictive Covenant discharge / Development Variance Permit

*in order to allow side-by-side two-car garages on 12 metre wide (RF-12 lots
 when the minimum width to permit 2-car garages is 13.4 metres.*

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council refer the application back to
 Staff to permit the applicant's request for a Restrictive Covenant discharge and
 Development Variance Permit to permit side-by-side two car garages on 12 metre
 (39.4 ft.) wide RF-12 lots.

RES.R08-1757

Carried**12. 7905-0321-00****3363 Rosemary Heights Crescent****Dave Boswell, Focus Architecture Inc. / Owners of Strata Plan BLS591**

Development Permit / Development Variance Permit

*to permit the construction of a concrete noise attenuation fence along the north
 side of 32 Avenue Diversion. DVP relax the maximum height of the fence from
 1.2 metres (4 ft.) to 1.8 metres (6 ft.).*

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 Higginbotham
 That:

1. Council authorize staff to draft Development Permit No. 7905-0321-00
 amending Development Permit No. 7901-0195-00 generally in accordance
 with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7905-0321-00,
 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum permitted fence height in General Provisions,
 Part 4, Section 8 (a) (ii) from 1.2 metres (4 ft.) to 1.8 metres (6 ft.)
 along 32 Avenue Diversion only.

RES.R08-1758

Carried**SURREY CITY CENTRE/WHALLEY****13. 7908-0214-00****10615 and 10627 - 144 Street****Navin Varshney / Malkit Swaich and Navin Varshney**

Development Permit

in order to permit the development of two duplexes.

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 Bose
That:

1. Council rescind Resolution R07-2057 of the June 26, 2007 Regular Council minutes, granting final approval of Development Permit No. 7903-0315-00.
2. Council authorize staff to draft Development Permit No. 7908-0214-00 generally in accordance with the attached drawings (Appendix II)

RES.R08-1759 Carried

14. **7908-0158-00**
9750 - 140 Street
Wojciech Brus, Kasian Architecture / Fraser Health Authority
Development Permit
in order to permit the development of the Outpatient Facility at 140 Street and Fraser Highway.

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 Council approve Development Permit No. 7908-0158-00 (Appendix (III)), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R08-1760 Carried with Councillor Higginbotham opposed

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

15. **7906-0317-00**
7700 - 168 Street, 16944, 16982, 17032 and 17076 Fraser Highway
Clarence Arychuk, Hunter Laird Engineering Ltd./
Surrey Golf Course Ltd., Inc. No. 95041
0781096 B.C. Ltd., Inc. No. 0781096
Director Information:
Sawsan Haddad
No Officer Information Filed

**Gurjeet Singh Dhindsa and Surinder Kaur Dhindsa
Delta Golf Course Ltd. (Incorporation No. 119804)
Angus Properties Ltd., Inc. No. 61691**

OCP Amendment on portions from Suburban and Agricultural to Urban and from Suburban to Agricultural/Rezoning from RA and CPG to RF-12, RM-15 and CPG Development Permit / ALR Exclusion and Inclusion
in order to permit the development of approximately 91 small lot single family dwellings and 83 townhouse units.

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

It was

Moved by Councillor Higginbotham
Seconded by Councillor Gill
That:

1. a By-law be introduced to amend the OCP by redesignating portions of the subject site from Suburban and Agricultural to Urban, and from Suburban to Agricultural.
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 a portion of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Golf Course Zone (CPG)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and "Golf Course Zone (CPG)" (By-law No. 12000).
4. That Council authorize referral of the ALR exclusion application to the Agricultural Land Commission and upon receipt of the decision of the Agricultural Land Commission, instruct staff to bring forward the by-laws for further action, which could be setting a date for Public Hearing.
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) finalization of Development Permit No. 7906-0317-00 in accordance with the attached drawings (Appendix II);

- (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 to the specifications and satisfaction of the City Landscape Architect;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R08-1761 Carried with Councillors Bose, Hunt and Villeneuve opposed

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 223 Amendment By-law 2008, No. 16748" pass its first reading.

RES.R08-1762 Carried with Councillors Bose, Hunt and Villeneuve opposed

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 223 Amendment By-law 2008, No. 16748" pass its second reading.

RES.R08-1763 Carried with Councillors Bose, Hunt and Villeneuve opposed

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16749" pass its first reading.

RES.R08-1764 Carried with Councillors Bose, Hunt and Villeneuve opposed

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

It was
RES.R08-1765

Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16749" pass its second reading.
Carried with Councillors Bose, Hunt and
Villeneuve opposed

C. CORPORATE REPORTS

D. ITEMS DEFERRED BY COUNCIL

FLEETWOOD/GUILDFORD

- 1. 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, Planning & Development was recommending that the application be denied.

It was
RES.R08-1766

Moved by Councillor Steele
Seconded by Councillor Martin
That Application 7908-0106-00 be denied.
Carried

Note: At the July 14, 2008 Regular Council - Land Use, 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.

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12674"

5694-0182-00 - Dunbarton Properties Ltd., United Retirement Centres Ltd.

RF (BL 12000) to CD (BL 12000) - 15238 - 19 Avenue - to permit development of a 53 unit, four-storey apartment building with underground parking.

Approved by Council: July 18, 1995

- * Planning & Development advise that (see memorandum dated July 15, 2008 in by-law back-up) By-law No. 12674 should be filed as the application has been inactive for 13 years and the applicant has not responded to the registered letter sent on June 12, 2008 advising that unless outstanding requirements were addressed within 30 days the file would be closed.

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1995, No. 12674" be filed.

RES.R08-1767

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14521"

7901-0012-00 - Amrik S. Purewal and Jaspreet K. Gill, c/o Mr. Amrik Purewal

RF (BL 12000) to CD (BL 12000) - 8790 - 154A Street - to permit one secondary suite and a home occupation limited to a beauty salon in an owner-occupied single family dwelling.

Approved by Council: October 1, 2001

- * Planning & Development advise that (see memorandum dated July 14, 2008 in by-law back-up) By-law No. 14521 should be filed as the application has been inactive for 52 months. A registered letter was sent to the applicant on March 26, 2008 advising that unless outstanding requirements were addressed within 30 days the file would be closed. The applicant's agent contacted Planning & Development on May 1, 2008 requesting an additional month to complete outstanding items, and the applicant was provided an additional two months.

Other than payment of the fine for unauthorized tree cutting, none of the remaining outstanding requirements have been addressed.

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14521" be filed.
RES.R08-1768 Carried

FINAL ADOPTIONS

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16634"

7907-0274-00 - Terraden Holdings Ltd., 771080 B.C. Ltd.,
c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)

RF to RF-9 (BL 12000) - 1690 - 140 Street - to allow subdivision into 3
single family small lots.

Approved by Council: April 14, 2008

* Planning & Development advise that (see memorandum dated July 16, 2008 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

* In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the Semiahmoo Peninsula Local Area Plan to redesignate the site from Urban Residential to Urban Residential Small Lots.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Council amend the Semiahmoo
Peninsula Local Area Plan to redesignate the site from Urban Residential to
Urban Residential Small Lots.
RES.R08-1769 Carried with Councillor Bose opposed

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16634" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R08-1770 Carried with Councillor Bose opposed

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16374"

7906-0384-00 - Kashmir Singh Akali, Aman Prit Kaur Akali, Parmjit Singh Bains and Parminder Singh Bains, c/o Coriolis Consulting Corporation

A-1 to CD (BL 12000) - 3507 - 176 Street - to permit the development of a second dwelling associated with the farm operation in the ALR.

Approved by Council: April 16, 2007

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16374" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1771

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16469"

7906-0414-00 - Piara Nahal, Surjit Nahal, Santosh Nahal and Parmjit Nahal, c/o McElhanney Consulting Services Ltd. (Darren Braun)

RA to RF (BL 12000) - 8170 - 156 Street - to allow subdivision into 2 single family residential lots.

Approved by Council: October 1, 2007

- * Planning & Development advise that (see memorandum dated July 23, 2008 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 2000, Amendment By-law, 2007, No. 16469" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1772

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16538"

7906-0205-00 - Lakewood Madrona Development Ltd., c/o Lakewood Group Development Ltd. (Harald Trepke)

RA to C-5 and RF-9C (BL 12000) - 19380 - 68 Avenue - to permit the development of a neighbourhood commercial building and to allow subdivision into 11 small single family lots with coach houses.

Approved by Council: December 17, 2007

Note: A Development Permit (7906-0205-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b).

* Planning & Development advise that (see memorandum dated July 23, 2008 in by-law back-up) the building scheme for the RF-9C component 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 on the RF-9C lots concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

* In addition, at the January 14, 2008 Regular Council-Public Hearing meeting, Council passed the following resolution:

"That Council request the developer meet with the community and those present at the public hearing to discuss compatible uses in the neighbourhood."

In response, Planning & Development advise that the developer held a Public Information Meeting on March 11, 2008 to address these concerns. For details on the feedback from residents and resolution, please refer to the memo in by-law backup.

* Further, it is in order for Council to amend the East Clayton Neighbourhood Concept Plan to redesignate a portion of the site from Medium-High Density to Medium Density.

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner
That Council amend the East Clayton

Neighbourhood Concept Plan to redesignate a portion of the site from Medium-High Density to Medium Density.

RES.R08-1773

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16538" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R08-1774 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15241,
Amendment By-law, 2007, No. 16539"

7907-0292-00 - Surrey West Shopping Centres Limited
c/o Gustavson Wylie Architects Inc. (David Cheung)

To amend CD Bylaw 15241 to exclude a portion of the lands on property located
at 12451 - 88 Avenue and update the legal description of the remaining lands.

Approved by Council: December 17, 2007

This by-law is proceeding in conjunction with By-law 16540.

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15241, Amendment By-law, 2007,
No. 16539" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.
RES.R08-1775 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16540"

7907-0292-00 - Surrey West Shopping Centres Limited
c/o Gustavson Wylie Architects Inc. (David Cheung)

CD to CD (BL 12000) - 12451 - 88 Avenue - to permit the development of
a gas station with a convenience store and a drive-through pick-up
window in an existing shopping centre.

Approved by Council: December 17, 2007

This by-law is proceeding in conjunction with By-law 16539.

Note: A Development Permit (7907-0292-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(d).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16540" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1776 Carried with Councillor Bose opposed

- 9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 136
Amendment By-law, 2006, No. 15965"

7905-0044-00 - Bhupinder and Rabinder Toor, Gurjit and Jagroop Brar
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

To authorize the redesignation of the property located at 5872 - 126 Street from
Suburban (SUB) to Urban (URB).

Approved by Council: February 20, 2006

This by-law is proceeding in conjunction with By-laws 15966A & 15966B.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 136 Amendment By-law, 2006, No. 15965" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R08-1777 Carried with Councillor Bose opposed

- 10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006,
No. 15966A"

7905-0044-00 - Bhupinder and Rabinder Toor, Gurjit and Jagroop Brar,
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA to CD (BL 12000) Block A - Portion of 5872 - 126 Street - to allow
subdivision into five urban sized lots and three suburban type transition
lots in conjunction with Bylaw 15966B.

Approved by Council: February 20, 2006

This by-law is proceeding in conjunction with By-laws 15965 & 15966B.

Note: The Public Hearing on this application was held on March 6, 2006.
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 24, 2008 in by-law back-up) the reason for the delay in bringing this application to Final Adoption was due to downstream drainage constraints and the distance to available services.
- * 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, at the March 6, 2006 Regular Council-Public Hearing meeting, Council passed the following resolution:

"That staff review the possibility of providing accessing construction off 126 Street."

In response, Planning & Development advise that Engineering have advised that as part of the Servicing Agreement, staff secured a Restrictive Covenant on the subject site to the effect that use of 126A Street will be avoided during the construction of services, a sign will be placed on the site to advise workers of this, additional security was taken to provide for street sweeping during house construction and the engineer of record is responsible for monitoring these details.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15966A" be finally adopted, signed
 by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1778

Carried with Councillor Bose opposed

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15966B"

7905-0044-00 - Bhupinder and Rabinder Toor, Gurjit and Jagroop Brar,
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA to RF (BL12000) Block B - Portion of 5872 - 126 Street - to allow subdivision into five urban sized lots and three suburban type transition lots in conjunction with Bylaw 15966A.

Approved by Council: February 20, 2006

This by-law is proceeding in conjunction with By-laws 15965 & 15966A.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15966B" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R08-1779 Carried with Councillor Bose opposed

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16349"

7906-0042-00 - Archstone Projects Ltd.
 c/o McElhanney Consulting Services Ltd. (Dwight Heintz)

RA to RM-23, RF-SD and RF-12 (BL 12000) - 13965 - 64 Avenue and
 6451 - 140 Street - to permit the development of 6 row-housing units,
 18 semi-detached units, and 7 single-family small lots.

Approved by Council: March 12, 2007

Note: A Development Permit (7906-0042-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(c).

* Planning & Development advise that (see memorandum dated July 24, 2008 in
 by-law back-up) the building scheme which has been filed with the City Clerk has
 been developed by a Design Consultant based on a character study of the
 surrounding neighbourhood. The building scheme will be registered concurrently
 with the subdivision plan pursuant to Section 220 of the Land Title Act. A
 Section 219 Restrictive Covenant will also be registered to tie the building
 scheme to the land.

* In addition, it is in order for Council to amend the South Newton Neighbourhood
 Concept Plan (NCP) to redesignate portions of the site from "Townhouse 15 upa
 max" to "Row Housing" and "Single Family Small Lots".

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council amend the South Newton
 Neighbourhood Concept Plan (NCP) to redesignate portions of the site from
 "Townhouse 15 upa max" to "Row Housing" and "Single Family Small Lots".
 RES.R08-1780 Carried with Councillor Bose opposed

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16349" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R08-1781 Carried with Councillor Bose opposed

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16045"

7906-0045-00 - Jarnail Purewall, c/o Coastland Engineering & Surveying Ltd.
(Mike Helle)

RA to RF-12 and RF-9C (BL 12000) - 6260 - 142 Street - to allow
subdivision into approximately 15 single family small lots.

Approved by Council: June 26, 2006

- * Planning & Development advise that (see memorandum dated July 24, 2008 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2006, No. 16045" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-1782

Carried with Councillor Bose opposed

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0139-00**
CanPacific Ventures Ltd.
RK Olympic Developments Ltd.
9488 - 138 Street

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

"That Development Permit No. 7904-0139-00 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 Hunt
 Seconded by Councillor Hepner
 That Development Permit

No. 7904-0139-00 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.R08-1783

Carried with Councillor Bose opposed

- (b) **Development Permit No. 7906-0205-00**
Harald Trepke, Lakewood Group Development Ltd.
Lakewood Madrona Development Ltd., Inc. No. 472647
 19390 - 68 Avenue

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

"That Development Permit No. 7906-0205-00 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. 16538 under item H.6.

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

No. 7906-0205-00 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.R08-1784

Carried

- (c) **Development Permit No. 7906-0042-00**
13965 – 64 Avenue and 6451 – 140 Street
Dwight Heintz, McElhanney Consulting Services Ltd.
Archstone Projects Ltd.

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

"That Development Permit No. 7906-0042-00 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. 16349 under item H.12.

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

No. 7906-0042-00 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.R08-1785

Carried with Councillor Bose opposed

- (d) **Development Permit No. 7907-0292-00**
12451 - 88 Avenue
David Cheung, Gustavson Wylie Architects Inc./Surrey West
Shopping Centres Limited, Inc. No. A-60761

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

"That Development Permit No. 7907-0292-00 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. 16540 under item H.8.

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

No. 7907-0292-00 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.R08-1786

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was


meeting do now adjourn.
RES.R08-1787


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

Carried

The Regular Council- Land Use meeting adjourned at 6:30 p.m.

Certified Correct:


Margaret Jones, City Clerk


Mayor Dianne Watts