



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, SEPTEMBER 8, 2008  
Time: 5:34 p.m.

#### Present:

Mayor Watts  
Councillor Villeneuve  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Hepner  
Councillor Bose - Chair  
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

#### CLOVERDALE/CLAYTON

- 7908-0155-00**  
**18655, and 18737 Fraser Highway**  
**Michelle Howe, Avondale Development Corp./Clayton Crossing Shopping**  
**Centre Ltd., Inc. No. 699230**  
Amend CD By-law No. 15679  
*in order to allow indoor recreational facilities as a permitted use in an existing 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 Hunt

Seconded by Councillor Martin

That a By-law be introduced to amend

Comprehensive Development By-law No. 15679 (Appendix II) and a date be set for Public Hearing.

RES.R08-1945

Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15679 Amendment By-law, 2008,  
 No. 16755" pass its first reading.

RES.R08-1946 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, 2005, No. 15679 Amendment By-law, 2008,  
 No. 16755" pass its second reading.

RES.R08-1947 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, 2005, No. 15679 Amendment  
 By-law, 2008, No. 16755" be held at the City Hall on September 29, 2008, at 7:00  
 p.m.

RES.R08-1948 Carried

- 2. 7908-0114-00**  
**19536 Fraser Highway**  
**Took Engineering Inc./Viceroy Homes Ltd., Inc. No. 34647A**  
 Development Permit  
*in order to permit the development of a display home/ sales 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 Steele  
 That:

1. Council authorize staff to draft Development Permit No. 7908-0114-00 in accordance with the attached drawings (Appendix II).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R08-1949

Carried**SOUTH SURREY**

3. **7908-0176-00**  
**19165 - 24 Avenue**  
**Darcy Forcion/**  
**687381 B.C. Ltd., Inc. No. 687831**

**Director Information:****Keith R. Beedie****Ryan K. Beedie****Officer Information: (as at February 23, 2008)****Ryan K. Beedie (President, Secretary)****Keith R. Beedie (Chair)**

Development Variance Permit

*in order to increase the lot coverage for a strata titled multi-tenant industrial building in Campbell Heights from 45% to 49%.*

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

Variance Permit No. 7908-0176-00, (Appendix II) varying the Zoning By-law as follows, to proceed to Public Notification:

- (a) to vary Part 47A "Business Park Zone (IB)" Zone to increase the maximum lot coverage from 45% to 49%.

RES.R08-1950

Carried**SURREY CITY CENTRE/WHALLEY**

4. **7908-0221-00**  
**10153 King George Highway**  
**Joel Smith, Wensley Architecture Ltd./CC Retail Holdings Ltd.,**  
**Inc. No. 0797127**  
 Development Permit/Development Variance Permit  
*in order to allow four (4) fascia signs for a tenant at Central City Mall.*

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. 7908-0221-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0221-00, (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to vary Part 5, Section 27(2)(a) of the Sign By-law, 1999, No. 13656, by increasing the number of fascia signs at Central City Mall for a new tenant from one (1) to four (4).

RES.R08-1951

Carried

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE/CLAYTON**

5. **7907-0330-00**  
**Portion of 7354 - 194 Street**  
**Darren Braun, McElhanney Consulting Services Ltd./Gurpreet Singh Dhillon, Swaranjit Kaur Dhillon, Gurtej Singh Dhillon and Navdeep Kaur Dhillon**  
 OCP amendment from Suburban to Urban/Rezoning from RA to RF-9C *in order to allow subdivision into 10 small single family lots with coach houses and one 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 Martin  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to amend the OCP by redesignating a portion of the property (Block A on Survey Plan) 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 Block A, as shown on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (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) 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 for "no build" on the northwest (RA) portion of 7354 - 194 Street until such time as conditions permit development of the site; and
  - (f) finalization of the agreement for the acquisition by the City and dedication of the proposed greenway on the east side of the site for park purposes.

RES.R08-1952

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 224 Amendment By-law 2008, No. 16756" pass its first reading.

RES.R08-1953

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. 224 Amendment By-law 2008, No. 16756" pass its  
 second reading.

RES.R08-1954 Carried

It was then Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 224 Amendment By-law 2008,  
 No. 16756" be held at the City Hall on September 29, 2008, at 7:00 p.m.

RES.R08-1955 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16757" pass its first reading.

RES.R08-1956 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. 16757" pass its second reading.

RES.R08-1957 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. 16757" be held at the  
 City Hall on September 29, 2008, at 7:00 p.m.

RES.R08-1958 Carried

**6. 7907-0312-00**

**5441 - 184 Street**

**Theresa Rawle, H.Y. Engineering Ltd./Steven and Mary St. Denis**

**Heritage Revitalization Agreement**

*in order to allow subdivision into 2 single family residential lots and to allow for  
 the restoration and maintenance of one heritage house.*

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 Higginbotham  
That:

1. a By-law be introduced to allow for the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement (HRA) to allow for subdivision and restoration and maintenance of the John Sedgwick House that will be located at 5447 - 184 Street.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) demolition of all existing permanent accessory structures;
  - (e) registration of a Section 219 Restrictive Covenant to ensure no build and no building permit issuance other than for the heritage house described in the HRA on proposed Lot 1; and
  - (f) registration of a reciprocal access agreement between proposed Lots 1 and 2.
3. Council pass a resolution to remove 7172 – 184 Street (the previous location of the John Sedgwick House) from the Surrey Heritage Register, as a heritage property and to add 5447 – 184 Street (proposed Lot 1) as a heritage property on the Surrey Heritage Registry, when the project is considered for final adoption.

RES.R08-1959 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "City of Surrey Heritage Revitalization Agreement By-law, 2008, No. 16758" pass its first reading.

RES.R08-1960 Carried

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

RES.R08-1961 It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "City of Surrey Heritage Revitalization  
Agreement By-law, 2008, No. 16758" pass its second reading.  
Carried

RES.R08-1962 It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "City of Surrey  
Heritage Revitalization Agreement By-law, 2008, No. 16758" be held at the City  
Hall on September 29, 2008, at 7:00 p.m.  
Carried

Councillor Bose left the meeting at 5:40 pm stating that he still maintained an interest in the area to be discussed in Item 7.

7. **7907-0158-00**  
**5713 and 5749 - 168 Street and 16730 - 57A Avenue**  
**Theresa Rawle/Avtar Singh Bilg and Rupinder Kaur Bilg**  
**New Urban Investments Ltd., Inc. No. 790452**  
**OCP Amendment of a portion from Suburban to Urban**  
**NCP Amendment of portions from Half Acre Cluster to Urban Single Family**  
**and from Parks / Open Space to Half Acre Cluster**  
**Rezoning on portions from A-1 and RA to CD (based on RH-G) and RF**  
**Development Permit/Development Variance Permit**  
*in order to allow subdivision into 18 residential lots and one remainder parcel.*

To implement Council's previous decisions granting approval to proceed to this project 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. a By-law be introduced to amend the OCP by redesignating Block A, as shown on the Survey Plan, a portion of the subject site from Suburban to Urban and a date for Public Hearing be set (Appendix I).
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 Block B as shown on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "General Agriculture Zone (A-1)" (By-law No. 12000) to



"Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

4. a By-law be introduced to rezone Block A of the subject site as shown on the Survey Plan (Appendix I) 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.
5. Council authorize referral of the application to the Agricultural Land Commission for consideration of the subdivision within the ALR and creation of an undersized parcel.
6. Council authorize staff to draft Development Permit No. 7907-0158-00 in accordance with the attached drawings (Appendix II).
7. Council approve Development Variance Permit No. 7907-0158-00 (Appendix XII) varying the following to proceed to Public Notification:
  - (a) to reduce the minimum lot size within the A-1 Zone for land within the ALR from 4 hectares (10 acres) to 0.95 hectares (2.4 acres).
8. 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) provision of community benefit to satisfy the OCP Amendment policy for Type 2 OCP Amendment applications;
  - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 15-18 for "no-build" and future maintenance within the 7.5 metre (25 ft.) wide buffer area;

- (i) registration of a restrictive covenant on title of the newly created lots which will acknowledge that the lots are located in close proximity to active farming operations; and
  - (j) registration of a 6.0-metre (20 ft.) wide right-of-way to provide temporary access to proposed Lot 20 until alternate access can be provided.
9. Council pass a resolution to amend the West Cloverdale South NCP to redesignate portions of the land from Half Acre Cluster (2 upa) to Urban Single Family and Parks / Open Space to Half Acre Cluster (2 upa) (Appendix X) when the project is considered for final adoption.

RES.R08-1963

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 225 Amendment By-law 2008, No. 16759" pass its first reading.

RES.R08-1964

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. 225 Amendment By-law 2008, No. 16759" pass its second reading.

RES.R08-1965

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. 225 Amendment By-law 2008, No. 16759" be held at the City Hall on September 29, 2008, at 7:00 p.m.

RES.R08-1966

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law 2008, No. 16760A" pass its first reading.

RES.R08-1967

Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16760A" pass its second reading.  
RES.R08-1968 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law 2008, No. 16760A" be held at the  
City Hall on September 29, 2008, at 7:00 p.m.  
RES.R08-1969 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16760B" pass its first reading.  
RES.R08-1970 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. 16760B" pass its second reading.  
RES.R08-1971 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. 16760B" be held at the  
City Hall on September 29, 2008, at 7:00 p.m.  
RES.R08-1972 Carried

Councillor Bose returned to the meeting at 5:48 pm

### FLEETWOOD/GUILDFORD

8. **7906-0344-00**  
**8749 - 168 Street**  
**Mike Helle, Coastland Engineering & Surveying Ltd./Ravi Chawla and**  
**Anju Narula Chawla**  
Rezoning from RA to RH-G/Development Variance Permit  
*in order to allow subdivision into two (2) half-acre residential gross density lots*  
*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 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 "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0344-00, (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to vary the minimum site area required for subdivision in the RH-G Zone from 1.0 hectares (2.5 acres) to 0.4 hectares (0.95 acres); and
  - (b) to vary the minimum lot width of the RH-G Zone for proposed Lot 2 from 24 metres (80 ft.) to 15.5 metres (50 ft.).
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) approval of Development Variance Permit No. 7906-0344-00; and
  - (e) registration of a reciprocal access agreement on the properties for a shared driveway access off 168 Street.

RES.R08-1973

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16761" pass its first reading.

RES.R08-1974

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. 16761" pass its second reading.  
 RES.R08-1975 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. 16761" be held at the  
 City Hall on September 29, 2008, at 7:00 p.m.  
 RES.R08-1976 Carried

### NEWTON

9. **7908-0234-00**  
**6218 - 148 Street**  
**Kuldip Gill/0776687 B.C. Ltd.**  
**Director Information:**  
**Gurjit Kaur Dhanoya**  
**Sukhminder Kaur Gill**  
**Sukhwinder Kaur Pandher**  
**No Officer Information Filed**

Rezoning from RF-12 to RF-9 and from RF-9 to RF-12.  
*in order to reverse a text error in a Rezoning By-law for an approved single  
 family subdivision.*

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

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

1. a By-law be introduced to rezone the portion of the property shown as  
 Block "A" on Appendix III from "Single Family Residential (12) Zone  
 (RF-12)" (By-law No. 12000) to "Single Family Residential (9) Zone  
 (RF-9)" (By-law No. 12000) and the portion of the property shown as  
 Block "B" on Appendix IX from "Single Family Residential (9) Zone  
 (RF-9)" (By-law No. 12000) to "Single Family Residential (12) Zone  
 (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.

RES.R08-1977 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16762" pass its first reading.  
RES.R08-1978 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. 16762" pass its second reading.  
RES.R08-1979 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. 16762" be held at the  
City Hall on September 29, 2008, at 7:00 p.m.  
RES.R08-1980 Carried

**10. 7907-0372-00**

**8109, 8123 and 8135 King George Highway**  
**Mark Ankenman, Ankenman Associates Architects Inc./**  
**0766910 B.C. Ltd., Inc. No. 0766910**

**Director Information:**

**Bhupinder S. Chahal**

**Manpreet K. Rawan**

**Officer Information: (as at August 24, 2007)**

**Manpreet Khela (Secretary)**

OCP Amendment from Urban to Multiple Residential

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

Development Permit

*in order to permit the mixed-use development containing 1,026 m<sup>2</sup> (11,040 sq. ft.)  
of commercial space and 28 apartment 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 Villeneuve  
Seconded by Councillor Steele  
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 authorize staff to draft Development Permit No. 7907-0372-00 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 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) 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
  - (f) the applicant address the shortfall in tree replacement.
6. Council pass a resolution to amend Newton Local Area Plan to redesignate the land from "Urban Residential" to "Multiple Residential (Medium Rise)" when the project is considered for final adoption.

RES.R08-1981

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 226 Amendment By-law 2008, No. 16763" pass its first reading.

RES.R08-1982

Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 226 Amendment By-law 2008, No. 16763" pass its  
second reading.

RES.R08-1983 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. 226 Amendment By-law 2008,  
No. 16763" be held at the City Hall on September 29, 2008, at 7:00 p.m.

RES.R08-1984 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16764" pass its first reading.

RES.R08-1985 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. 16764" pass its second reading.

RES.R08-1986 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. 16764" be held at the  
City Hall on September 29, 2008, at 7:00 p.m.

RES.R08-1987 Carried

- 11. 7907-0148-00**  
**8284, 8292 and 8304 - 120A Street**  
**Gerry Blonski/Dhudwal Enterprises Ltd., Inc. No. BC777272**  
**Tung Property Developments Ltd., Inc. No. BC0775200**  
**Rai Ventures Ltd., Inc. No. BC0810821**  
 Rezoning from RA to RM-30/Development Permit  
*in order to permit the development of a 14 unit townhouse project.*



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 "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0148-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a 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) 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) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space; and
  - (g) the applicant adequately address the impact of no indoor amenity space.

RES.R08-1988

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16765" pass its first reading.

RES.R08-1989

Carried

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

It was  
 RES.R08-1990

Moved by Councillor Higginbotham  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16765" pass its second reading.  
Carried

It was then  
 RES.R08-1991

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. 16765" be held at the  
 City Hall on September 29, 2008, at 7:00 p.m.  
Carried

### SOUTH SURREY

#### 12. 7907-0335-00

17448 - 2 Avenue

Lori Richards, H.Y. Engineering Ltd./Peace Portal Holdings Ltd.,

Inc. No. 555884

NCP Amendment from Urban Single Family Residential (6 upa) to Single Family Residential Flex (6-14.5 upa)/Rezoning from RA to RF-9 and RF-12  
*in order to allow subdivision into 30 single family small 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 portion of the subject site shown as Block "A" on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and to rezone the portion of the subject site shown as Block "B" on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (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) approval from the Ministry of Transportation;
- (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant, including submission of financial securities, to secure the installation of a landscape buffer and fencing along the east property line (Appendix VIII) prior to building permit issuance, ensure a minimum 9 metre (30 ft.) building setback for buildings and to provide notice to future owners regarding the designated use of the property to the east as Commercial and Industrial in the Official Community Plan;
- (h) registration of a Section 219 Restrictive Covenant to provide notice to future owners on any lot that cannot achieve the maximum allowable floor area ratio (FAR); and
- (i) the applicant address the deficit in tree replacement.

3. Council pass a resolution to amend the Douglas NCP NCP/Local Area Plan to redesignate the land from "Urban Single Family (6 upa)" to "Single Family Residential Flex (6 - 14 upa)" when the project is considered for final adoption.

RES.R08-1992

Carried with Councillor Bose opposed

It was

Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16766" pass its first reading.

RES.R08-1993

Carried with Councillor Bose opposed

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. 16766" pass its second reading.  
 RES.R08-1994 Carried with Councillor Bose opposed.

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. 16766" be held at the  
 City Hall on September 29, 2008, at 7:00 p.m.  
 RES.R08-1995 Carried

### SURREY CITY CENTRE/WHALLEY

#### 13. 7908-0224-00

**13428 and 13458 - 107 Avenue; 10665 City Parkway**

**Richard Bolus, CEI Architecture/City of Surrey**

Rezoning from RF & CD (By-law No. 12833) to CD (based on CPR)

Development Permit

*in order to permit the development of a training centre for volunteers for the 2010 Winter Olympic Games and a City of Surrey recreation facility.*

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

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

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By-law No. 12833) 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. 7908-0224-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (b) submission of a landscaping plan to the specifications and satisfaction of the City Landscape Architect; and

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

RES.R08-1996

Carried

It was

Moved by Councillor Hepner  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16767" pass its first reading.

RES.R08-1997

Carried

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

It was

Moved by Councillor Hepner  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16767" pass its second reading.

RES.R08-1998

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law 2008, No. 16767" be held at the  
 City Hall on September 29, 2008, at 7:00 p.m.

RES.R08-1999

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### NEWTON

#### 14. 7908-0132-00

**8120, 8128, 8138, 8140, 8148, 8158 and 8166- 128 Street**

**12877 - 80 Avenue**

**Mainland Demo Contracting Ltd., c/o Joe Dhaliwal / Owner of Strata Plan  
 BCS1022**

Amend CD By-law No. 15344

*in order to allow the expansion of an existing banquet facility and eliminate  
 church use.*

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That a By-law be introduced to amend  
Comprehensive Development By-law No. 15344 (Appendix III) and a date be set  
for Public Hearing.

RES.R08-2000

Carried with Councillors Hunt and Bose  
opposed.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15344 Amendment By-law, 2008,  
No. 16768" pass its first reading.

RES.R08-2001

Carried with Councillors Hunt and Bose  
opposed.

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, 2004, No. 15344 Amendment By-law, 2008,  
No. 16768" pass its second reading.

RES.R08-2002

Carried with Councillors Hunt and Bose  
opposed.

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, 2004, No. 15344 Amendment  
By-law, 2008, No. 16768" be held at the City Hall on September 29, 2008, at  
7:00 p.m.

RES.R08-2003

Carried

## C. CORPORATE REPORTS

## D. ITEMS REFERRED BY COUNCIL

1. **Development Variance Permit No. 7908-0163-00  
0814720 BC Ltd.  
Elgin Developments Ltd., Inc. No. BC0800699  
Director Information:  
Fred Harris / John McCutcheon  
No Officer Information Filed  
14770, 14758 & 14746 - 34A Avenue**

Restrictive Covenant Discharge / Development Variance Permit  
*in order to allow side-by-side two-car garages on 12 metre (39.4 ft.) wide  
RF-12 lots when the minimum width to permit 2-car garages is 13.4 metres.*

Council is requested to approve Development Variance Permit No. 7908-0163-00  
to proceed to Public Notification.

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

No. 7908-0163-00 be approved to proceed to Public Notification.

RES.R08-2004

Carried

**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, 2002, No. 14879"

7902-0308-00 - Central Park Veterinary Hospital Ltd.

CHI (BL 12000) to CD (BL 12000) - 3221 - 140 Street - to permit the  
development of a medical clinic for orthopedic surgery within the existing  
building on site.

Approved by Council: December 9, 2002

- \* Planning & Development advise that (see memorandum dated August 6, 2008 in  
by-law back-up) By-law No. 14879 should be filed as the applicant has requested  
that the file be closed.

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14879" be filed.  
 RES.R08-2005 Carried

## FINAL ADOPTIONS

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 180 Amendment By-law, 2007, No. 16366"

7906-0269-00 - Nishan Development Ltd., Apna Drywall & Construction Ltd.,  
 c/o H.Y. Engineering Ltd. (Richard Brooks)

To authorize the redesignation of the properties 17320 and 17334 - 104 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: April 2, 2007

This by-law is proceeding in conjunction with By-law 16367.

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 180 Amendment By-law, 2007, No. 16366" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R08-2006 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16367"

7906-0269-00 - Nishan Development Ltd., Apna Drywall & Construction Ltd.,  
 c/o H.Y. Engineering Ltd. (Richard Brooks)

RA to RF (BL 12000) - 17320 and 17334 - 104 Avenue - to allow subdivision into approximately 12 single family residential lots.

Approved by Council: April 2, 2007

This by-law is proceeding in conjunction with By-law 16366.

- \* Planning & Development advise that (see memorandum dated September 4, 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.

- \* At the April 16, 2007 Regular Council-Public Hearing meeting, the following information was requested:

"That staff review the pathways to the school with the applicant and the School District."

In response, Planning & Development advise that the pedestrian connections in the area will continue to improve, once the parcels to the west and south of the subject property develop into the future.

- \* Further, Planning & Development advise that it is now in order for Council to pass a resolution amending the North Slope Study to redesignate the land from Cluster Housing to Urban Residential.

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Council amend the North Slope Study  
 to redesignate the land from Cluster Housing to Urban Residential.

RES.R08-2007

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16367" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-2008

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16261"

7903-0015-00 - Boota Mattu, 0745413 B.C. Ltd., Chimney Ridge  
 Investments Ltd., c/o Coastland Engineering Ltd. (Mike Helle)

RA to RF-12 and RF-9 (BL 12000) - 5881 - 148 Street - to permit the  
 development of five (5) RF-9 lots and 13 RF-12 single family small lots.

Approved by Council: February 12, 2007

- \* Planning & Development advise that (see memorandum dated September 2, 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 South Newton Neighbourhood Concept Plan to redesignate the site from "Proposed School" to "Single Family Small Lots".

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Council amend the South Newton  
 Neighbourhood Concept Plan to redesignate the site from "Proposed School" to  
 "Single Family Small Lots".

RES.R08-2009 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16261" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-2010 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008 No. 16564"

7906-0327-00 - Sukhjit and Surrinder Binning, c/o Guido Franchino

RA to RH (BL 12000) - 10177 - 176 Street - to allow subdivision into five  
 (5) half-acre residential lots.

Approved by Council: January 28, 2008

- \* Planning & Development advise that (see memorandum dated September 5, 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 Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008 No. 16564" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-2011 Carried with Councillor Bose opposed

## I. CLERK'S REPORT

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

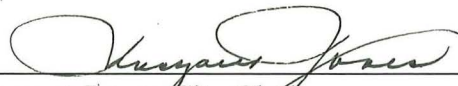
It was  
  
meeting do now adjourn.  
RES.R08-2012

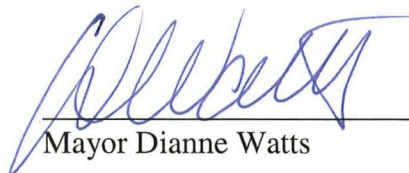
Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the Regular Council - Land Use

Carried

The Regular Council- Land Use meeting adjourned at 6:03 p.m.

Certified Correct:

  
\_\_\_\_\_  
Margaret Jones, City Clerk

  
\_\_\_\_\_  
Mayor Dianne Watts