



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, OCTOBER 20, 2008  
Time: 5:45 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, 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. 7908-0209-00**  
**15288 Fraser Highway**  
**Jordan Desrochers, Priority Permits/KKBL No. 490 Ventures Ltd.,**  
**Inc. No. 703607**  
Development Permit  
*in order to install a free-standing sign facing 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 Steele  
Seconded by Councillor Hunt

That Council approve the attached

Development Permit No. 7908-0209-00 (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.R08-2283

Carried

NEWTON

2. **7908-0241-00**  
**13479 and 13535 - 77 Avenue**  
**Robert McCullough/Cornett Holdings Ltd., Inc. No. 0703758**  
 Partial Land Use Contract discharge  
*in order to allow the underlying IL Zone to come into effect and permit the operation of a trades school within an existing industrial building and future industrial 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 Hunt  
 That a By-law be introduced to partially discharge Land Use Contract No. 339 from the properties at 13479 and 13535 - 77 Avenue and a date for Public Hearing be set.

RES.R08-2284 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Land Use Contract No. 339, Authorization By-law, 1977, No 5237 Partial Discharge By-law, 2008, No. 16791" pass its first reading.

RES.R08-2285 Carried

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

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Land Use Contract No. 339, Authorization By-law, 1977, No 5237 Partial Discharge By-law, 2008, No. 16791" pass its second reading.

RES.R08-2286 Carried

It was then Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Land Use Contract No. 339, Authorization By-law, 1977, No 5237 Partial Discharge By-law, 2008, No. 16791" be held at the City Hall on November 3, 2008, at 7:00 p.m.

RES.R08-2287 Carried

3. **7907-0294-00**  
**14938 and 14952 Highway No. 10 (56 Avenue)**  
**Sam Chan, IonicArchitecture Inc./Harjit Sangha and Hardip Kaur Sangha**  
**Harjit Singh Sangha and Hardip Kaur Sangha**  
OCP Amendment from Suburban to Industrial/Rezoning from RA to IB/  
Development Permit  
*in order to permit the development of a 2,625 square metre (28,256 sq. ft.) office 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. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Industrial 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 "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7907-0294-00 in accordance with the attached drawings (Appendix II).
5. 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 (lot consolidation) to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;
  - (d) submission of a finalized tree survey, arborist report, landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect; and

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

RES.R08-2288

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 227 Amendment By-law 2008, No. 16792" pass its first reading.

RES.R08-2289

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. 227 Amendment By-law 2008, No. 16792" pass its second reading.

RES.R08-2290

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. 227 Amendment By-law 2008, No. 16792" be held at the City Hall on November 3, 2008, at 7:00 p.m.

RES.R08-2291

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law 2008, No. 16793" pass its first reading.

RES.R08-2292

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. 16793" pass its second reading.

RES.R08-2293

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. 16793" be held at the City Hall on November 3, 2008, at 7:00 p.m.

RES.R08-2294

Carried

### SOUTH SURREY

#### 4. 7908-0242-00

**15735 and 15760 Croydon Drive**

**Art Phillips, Morgan Crossing Properties Ltd./Morgan Crossing Properties Ltd., Inc. No. BC0742937**

Development Permit

*in order to permit development of a new retail commercial building (Best Buy) and to amend the previous Development Permits for the Morgan Crossing Lifestyle Centre to include detailed designs for the public realm and to increase the height of one of the mixed use buildings by 1 metre (3 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 Martin

Seconded by Councillor Gill

That Council approve the attached

Development Permit No. 7908-0242-00 (Appendix IV), 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.R08-2295

Carried

### SURREY CITY CENTRE/WHALLEY

#### 5. 7908-0152-00

**9414 King George Highway**

**Gareth Evans, Langley Awning & Sign Co./Grouse Creek Hotel Ltd, Inc. No. 449795**

Development Permit/Development Variance Permit

*in order to permit the erection of two awning 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 Bose  
 Seconded by Councillor Gill  
 That:

1. Council authorize staff to draft Development Permit No. 7908-0152-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0152-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the CTA Zone from 20.0 metres (65 ft.) to 16.52 metres (54 ft.);
  - (b) to vary the Sign By-law to permit a roof sign; and
  - (c) to vary the Sign By-law to increase the number of permitted awning signs per premise from one (1) to two (2).
3. Council instruct staff to resolve the following issue prior to approval:
  - (a) issuance of Development Variance Permit No. 7908-0152-00.

RES.R08-2296

Carried

- 6. 7908-0112-00**  
**13401 - 108 Avenue, 10858 West Whalley Ring Road,**  
**13450 Gateway Drive & 13479 - 108 Avenue**  
**Randy Knill, D A Architects & Planners/Station Tower Developments**  
**Company Ltd./Dundeal Canada (Urban Park) Holdings Inc./Dundeal**  
**Canada (GatewayL7) Holdings Inc./Dundeal Canada (Gateway L8) Holdings**  
**Inc.**  
 Rezoning from CD (By-law Nos. 10464 & 12660) to CD  
 (based on C-35 and RMC-150)/Development Permit  
*in order to permit the development of two office buildings and two high-rise*  
*apartment towers.*

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 Comprehensive Development Zone (CD) (By-law Nos. 10464 & 12660) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.

- 2. Council authorize staff to draft Development Permit No. 7908-0112-00 generally 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (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.

RES.R08-2297

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16771" pass its first reading.

RES.R08-2298

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. 16771" pass its second reading.

RES.R08-2299

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. 16771" be held at the  
City Hall on November 3, 2008, at 7:00 p.m.

RES.R08-2300

Carried

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE/CLAYTON**

- 7. **7908-0229-00**  
**19475, 19479, 19485, 19489, 19495 and 19499 - 70A Avenue**  
**Craig Nobbs/Progressive Construction Ltd., Inc. No. 74269**  
**T.R. Projects Ltd, Inc. No. 729296/R.A.B. Ventures #3 Ltd., Inc. No. 612977**  
 Development Variance Permit  
*in order to vary the minimum required parking space depth of a double garage.*

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. 7908-0229-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) The minimum length of one parking space within a double car garage in the Zoning By-law is reduced from 6.10 metres (20 ft.) to 5.48 metres (18 ft.).

RES.R08-2301

Carried

- 8. **7908-0220-00**  
**6410 - 194 Street**  
**Maciej Dembek c/o Barnett Dembek Architects Inc./**  
**H J Property Investment Ltd., Inc. No. 794220**  
 Development Permit  
*in order to permit the development of subsequent phases of the Waterstone development, consisting of Buildings 4 to 8, with 316 dwelling 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. Council authorize staff to draft Development Permit No. 7908-0220-00 in accordance with the attached drawings (Appendix II).



2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R08-2302

Carried**FLEETWOOD/GUILDFORD**

9. **7908-0125-00**  
**15698 - 92 Avenue**  
**Clarence Arychuk, Hunter Laird Engineering Ltd./**  
**Ravinder Singh Punia and Navneet Kaur Punia**  
Rezoning from RA to RF  
*in order to allow subdivision into two (2) 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 an acceptable tree survey and a statement regarding tree preservation;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

- (e) registration of a Section 219 Restrictive Covenant to regulate setbacks for proposed Lots 1 and 2 in order to protect the group of trees along the south property line.

RES.R08-2303

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16794" pass its first reading.

RES.R08-2304

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. 16794" pass its second reading.

RES.R08-2305

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. 16794" be held at the  
 City Hall on November 3, 2008, at 7:00 p.m.

RES.R08-2306

Carried**NEWTON****10. 7907-0206-00****5858 - 124A Street****Douglas White/Douglas White and Inga White**

OCP Amendment from Suburban to Urban

Rezoning from RA to RF

*in order to allow subdivision into two (2) 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 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 "Single Family Residential Zone (RF)" (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 the Ministry of Transportation and Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (e) demolition of existing garage to the satisfaction of the Planning and Development Department.

RES.R08-2307

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 228 Amendment By-law 2008, No. 16795" pass its first reading.

RES.R08-2308

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. 228 Amendment By-law 2008, No. 16795" pass its second reading.

RES.R08-2309

Carried

It was then  
Community Plan By-law, 1996, No. 12900, No. 228 Amendment By-law 2008, No. 16795" be held at the City Hall on November 3, 2008, at 7:00 p.m.  
RES.R08-2310

Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Official  
Carried

It was  
No. 12000, Amendment By-law 2008, No. 16796" pass its first reading.  
RES.R08-2311

Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
Carried

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

It was  
No. 12000, Amendment By-law 2008, No. 16796" pass its second reading.  
RES.R08-2312

Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
Carried

It was then  
By-law, 1993, No. 12000, Amendment By-law 2008, No. 16796" be held at the City Hall on November 3, 2008, at 7:00 p.m.  
RES.R08-2313

Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
Carried

### SOUTH SURREY

11. **7908-0080-00**  
**2939 - 156 Street**  
**Fred Adab, F. Adab Architects Inc./**  
**Hayer Homes Morgan Heights Townhomes Inc.,Inc. No. BC0826749**  
OCP Amendment from Suburban to Multiple Residential/  
Rezoning from RA to RM-30/Development Permit/Development Variance Permit  
*in order to permit the development of a 65-unit townhouse project.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Martin  
Seconded by Councillor Gill  
That:

1. a By-law be introduced to amend the Official Community Plan by redesignating the subject site from "Suburban" 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 "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.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 195 square metres (2,099 sq. ft.) to 70 square metres (757 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7908-0080-00 in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7908-0080-00, (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the indoor amenity building only.
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized arbourist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
  - (c) the applicant provide a statutory right-of-way to provide public access to the trail system within the BC Hydro Corridor and through a portion of the site to the satisfaction of the Planning & Development Department;

- (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 specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
- (f) the applicant adequately address the impact of reduced indoor amenity space.

RES.R08-2314

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 229 Amendment By-law 2008, No. 16797" pass its first reading.

RES.R08-2315

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. 229 Amendment By-law 2008, No. 16797" pass its second reading.

RES.R08-2316

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. 229 Amendment By-law 2008, No. 16797" be held at the City Hall on November 3, 2008, at 7:00 p.m.

RES.R08-2317

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law 2008, No. 16798" pass its first reading.

RES.R08-2318

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. 16798" pass its second reading.

RES.R08-2319

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. 16798" be held at the City Hall on November 3, 2008, at 7:00 p.m.

RES.R08-2320

Carried

**12. 7907-0073-00**

**2956 Semiahmoo Trail and 2969 - 147A Street**

**Theresa Rawle, H.Y. Engineering Ltd./Nanoose Harbour Holdings Ltd.,  
Inc. No. BC0630303**

**Rezoning from RA to RF/Heritage Alteration Permit to allow services within  
Semiahmoo Trail**

*in order to allow subdivision into 7 single family lots.*

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Gill

That:

1. a By-law be introduced to rezone the property at 2956 Semiahmoo Trail 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 authorize staff to draft Heritage Alteration Permit (HAP) No. 7907-0073-00, generally in accordance with the attached (Appendix VIII).
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, 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (f) registration of a Section 219 Restrictive Covenant and submission of financial securities to ensure a 17 metre (55 ft.) building setback for all buildings from Semiahmoo trail and construction of a 10 metre (30 ft.) landscaped buffer and split-rail fence in accordance with the Semiahmoo Trail Design Guidelines;
- (g) registration of a Section 219 Restrictive Covenant to prohibit vehicular access from Semiahmoo Trail;
- (h) registration of separate Building Design Guidelines for 3 lots fronting Semiahmoo trail, including heritage design considerations, to the satisfaction of the Heritage Planner;
- (i) registration of a shared driveway access easement for Lots 2 and 3;
- (j) registration of a Section 219 Restrictive Covenant to ensure tree retention on Lots 1, 3, 4 and 5; and
- (k) the applicant address the concern that the development will place additional pressure on existing Parks facilities to the satisfaction of the General Manager, Parks, Recreation & Culture.

RES.R08-2321

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law 2008, No. 16799" pass its first reading.

RES.R08-2322

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. 16799" pass its second reading.

RES.R08-2323

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. 16799" be held at the City Hall on November 3, 2008, at 7:00 p.m.

RES.R08-2324

Carried



**13. 7907-0062-00**

**Portion of 17415 - 2 Avenue; 17449 and 17467 - 2 Avenue  
Dwight Heintz, McElhanney Consulting Services Ltd.  
Peace Portal Holdings Ltd., Inc. No. 555884  
Peace Park Holdings Ltd., Inc. No. BC813488**

Partial NCP Amendment from various designations to Single Family Residential Flex (6-14.5 upa) and School/Park Site/Partial Rezoning from RA to RF-12 and RF-9/Development Variance Permit  
*in order to allow subdivision into 65 single family small lots and School/Park site and allow an oversized garage on one 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 Gill  
That:

1. a By-law be introduced to rezone the portion of the subject site shown as "Block B and D" on the survey plan attached as Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and to rezone the portion of the subject site shown as "Block C" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) as shown on the survey plan attached as Appendix VIII and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0062-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum floor area of the garage from 37 square metres (400 sq. ft.) to 56 square metres (603 sq. 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) approval from the Ministry of Transportation and Infrastructure;
  - (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 to ensure tree retention and restricted building envelopes on specific lots;
  - (h) registration of a Section 219 Restrictive Covenant to ensure increased rear yard setback, installation of a landscape buffer, establishment of maximum main floor elevation, and upper floor massing restrictions on Lots 11 to 20 and 36 to ensure a sensitive interface with the existing townhouses to the east;
  - (i) the applicant adequately address the shortfall in tree replacement; and
  - (j) registration of a Section 219 Restrictive Covenant for proposed Lot 36 to ensure that the proposed oversize garage is not occupied by a separate unit or coach house.
4. Council pass a resolution to amend the Douglas NCP to redesignate the land from various designations to "Single Family Residential Flex (6-14.5 upa)" and "School/Park Site", as shown in Appendix VII, when the project is considered for final adoption.

RES.R08-2325

Carried with Councillor Bose opposed

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16800" pass its first reading.

RES.R08-2326

Carried with Councillor 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 2008, No. 16800" pass its second reading.

RES.R08-2327

Carried with Councillor Bose opposed

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. 16800" be held at the  
 City Hall on November 3, 2008, at 7:00 p.m.

RES.R08-2328

Carried

**14. 7907-0027-00**

**3066 - 140 Street**

**Clarence Arychuk - Hunter Laird Engineering Ltd./Amrik Singh Sidhu and  
 Harcharan Kaur Sidhu**

Rezoning from RA to RH-G

*to allow phased subdivision into 11 half-acre gross-density lots, with phase one  
 consisting of three new lots, one remnant lot and parkland dedication.*

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 "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 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) registration of a Statutory Right-of-Way and a "no-build" Restrictive Covenant over Lot 4 to ensure future lane dedication and construction, and prohibit future development except in accordance with the subdivision concept;
  - (e) the applicant address the deficit in tree replacement; and

- (f) the applicant provide for improvements to the dedicated park lands in accordance with the requirements of the RH-G Zone.

RES.R08-2329

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2008, No. 16801" pass its first reading.

RES.R08-2330

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. 16801" pass its second reading.

RES.R08-2331

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. 16801" be held at the  
 City Hall on November 3, 2008, at 7:00 p.m.

RES.R08-2332

Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

#### 15. 7907-0298-00

7640 - 148 Street

**Lori Richards, H.Y. Engineering Ltd./Gurprem Singh Rai and Karamjit  
 Kaur Rai**

Partial NCP Amendment from "Proposed Transitional Suburban" to "Proposed  
 Urban Residential"/Rezoning from RH to CD (based on RF)  
*in order to allow subdivision into 2 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 Martin  
 Seconded by Councillor Steele  
 That:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive

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

- 2. Council instruct staff to resolve the following issues prior to final adoption/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; and
  - (d) registration of a "no-build" Section 219 Restrictive Covenant to ensure tree retention on both Lots 1 and 2.
- 3. Council pass a resolution to amend East Newton North NCP to redesignate proposed Lot 1 from "Proposed Transitional Suburban" to "Proposed Urban Residential" when the project is considered for final adoption.

RES.R08-2333

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16802" pass its first reading.

RES.R08-2334

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. 16802" pass its second reading.

RES.R08-2335

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. 16802" be held at the  
City Hall on November 3, 2008, at 7:00 p.m.

RES.R08-2336

Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

**FINAL ADOPTIONS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15344, Amendment By-law, 2008, No. 16768"

7908-0132-00 - Owners of Strata Plan BCS1022,  
Mainland Demo Contracting Ltd., c/o Joe Dhaliwal

To amend CD By-law 15344 to allow the expansion of an existing banquet facility and eliminate church use on properties located at 8120, 8128, 8138, 8140, 8148, 8158 & 8166 - 128 Street and 12877 - 80 Avenue.

Approved by Council: September 8, 2008

It was  
Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15344, Amendment By-law, 2008,  
No. 16768" be finally adopted, signed by the Mayor and Clerk, and sealed with  
the Corporate Seal.

RES.R08-2337

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16721"

7907-0063-00 - Lakewood Enterprises Ltd.,  
 c/o Harald Trepke, Lakewood Enterprises Ltd.

RA to RM-30 (BL 12000) - Portion of 6970 - 192 Street - to allow  
 construction of approximately 74 townhouse units.

Approved by Council: July 14, 2008

**Note:** A Development Permit (7907-0063-00) on the site is to be considered  
 for Final Approval under Clerk's Report, Item I.1(a).

- \* Planning & Development advise (see memorandum dated October 16, 2008 in  
 by-law backup) that it is now in order for Council to pass a resolution amending  
 the East Clayton Neighbourhood Concept Plan to redesignate a portion of the site  
 from Low Density (6-10 upa) to Medium-High Density (15-25 upa).

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Council amend the East Clayton  
 Neighbourhood Concept Plan to redesignate a portion of the site from  
 Low Density (6-10 upa) to Medium-High Density (15-25 upa).

RES.R08-2338

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16721" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-2339

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16300"

7905-0182-00 - 679972 B.C. Ltd., c/o Douglas Johnson

RA to CD (BL 12000) - 6070 - 148 Street - to permit the development of a  
 75-unit townhouse complex.

Approved by Council: February 26, 2007

This By-law was not in order for consideration.

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7907-0063-00**  
**Lakewood Enterprises Ltd., Inc. No. 661713**  
**Harald Trepke, Lakewood Enterprises Ltd.**  
 Easterly Portion of 6970 - 192 Street

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

"That Development Permit No. 7907-0063-00 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. 16721 under Item H.2.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Development Permit  
 No. 7907-0063-00 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.R08-2340

Carried

- (b) **Development Permit No. 7905-0182-00**  
**Douglas Johnson/679972 BC Ltd.**  
**Director Information:**  
**Gopal Singh Gill - Paul Lalli**  
**Officer Information: (as at February 1, 2007)**  
**Gopal Singh Gill (President)**  
**Paul Lalli (Secretary)**  
 6070 - 148 Street

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

"That Development Permit No. 7905-0182-00 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."



This Development Permit was not in order for consideration.

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was

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


meeting do now adjourn.

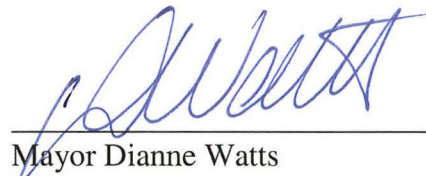
RES.R08-2341

Carried

The Regular Council- Land Use meeting adjourned at 6:06 p.m.

Certified Correct:

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

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