



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 24, 2008
Time: 5:15 p.m.

Present:

Mayor Watts
Councillor Steele
Councillor Gill
Councillor Martin
Councillor Hepner
Councillor Bose
Councillor Higginbotham

Absent:

Councillor Villeneuve
Councillor Hunt

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk / Deputy 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

- 7906-0463-00**
7175, 7105 and 7095 - 192 Street
Carson Nofle, Focus Architecture Incorporated /
Ambros Developments II Ltd., Inc. No. 813745
OCP Amendment for the southern portion from Urban to Multiple Residential
NCP Amendment for the northwest portion from Special Residential to
Neighbourhood Commercial and for the south portion from Low Density to
Medium-High Density
Rezoning from RA to RM-30 and C-5 / Development Permit / Development
Variance Permit
*in order to permit the development of approximately 81 townhouse units and a
2-storey commercial building.*

It was

Moved by Councillor Higginbotham
Seconded by Councillor Martin
That:

1. a By-law be introduced to amend the OCP by redesignating a portion of 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 Block A on the Survey Plan (attached as Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and Block B on the Survey Plan 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 243 square metres (2,615 sq. ft.) to 162 square metres (1,745 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7906-0463-00 in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7906-0463-00, (Appendix VIII) varying the following provision of the Zoning By-law, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face; and
 - (b) to reduce the minimum side yard setback on a flanking street of the C-5 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) to the building face;
 - (c) to increase the building height of the C-5 Zone from 9 metres (30 ft.) to 12.2 metres (40 ft.) to permit a corner feature element on the proposed commercial building;
 - (d) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.6 metres (18 ft.) to the porch;
 - (e) to reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for roof projections and supporting columns, to 7.3 metres (24 ft.) to the

building face of end unit as shown in Schedule A, and to 6.3 metres (21 ft.) to the face of the electrical building as shown in Schedule A of Appendix VIII;

- (f) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for roof projections and supporting columns;
- (g) to reduce the minimum side yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for roof projections and supporting columns and 5.5 metres (18 ft.) to the face of the electrical rooms as shown in Schedule A of Appendix VIII;
- (h) to vary the location of the visitor parking spaces of the RM-30 Zone to permit two visitor parking spaces within the north side yard setback;
- (i) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside tandem parking space for 37 of the 162 parking spaces; and
- (j) to reduce the lot size and lot width requirements of the RM-30 Zone from 2,000 square metres (0.5 ac.) to 1,800 square metres (19,375 sq. ft.) and the minimum lot width from 30 metres (100 ft.) to 15 metres (50 ft.).

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 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) 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;
- (h) the applicant adequately address the impact of reduced indoor amenity space;
- (i) discharge "no build" Restrictive covenant registered on the most southerly subject lot (Lot 17 Plan BCP19852);
- (j) registration of a shared access easement over proposed Lot 1 to provide access for emergency vehicles to proposed Lot 2;
- (k) registration of a statutory right-of-way agreement granting public rights-of-passage along the eastern edge of the site with a width of 3.0 metres (10 ft.) for the proposed RM-30 zoned lot and approximately 2.5 metres (9 ft.) for the proposed C-5 zoned lot to accommodate a portion of the multi-use pathway along 192 Street; and
- (l) finalization of the agreement for the acquisition by the City of the south portion of proposed Block B that encompasses the Terasen Gas Right-of-Way.

8. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to redesignate the north-west portion of the site from "Special Residential" to "Neighbourhood Commercial" and to redesignate the south portion of the site from "Low Density" to "Medium-High Density" when the project is considered for final adoption.

RES.R08-2477 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That " Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 230 Amendment By-law 2008, No. 16810" pass its
 first reading.

RES.R08-2478 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That " Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 230 Amendment By-law 2008, No. 16810" pass its
 second reading.

RES.R08-2479 Carried

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 230 Amendment By-law 2008,
 No. 16810" be held at the City Hall on December 15, 2008, at 7:00 p.m.
 RES.R08-2480 Carried

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That " Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16811" pass its first reading.
 RES.R08-2481 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. 16811" pass its second reading.
 RES.R08-2482 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. 16811" be held at the
 City Hall on December 15, 2008, at 7:00 p.m.
 RES.R08-2483 Carried

SURREY CITY CENTRE/WHALLEY

2. **7908-0018-00**
12175 - 104 Avenue
Ron Zeeman / 421854 B.C. Ltd., Inc. No. 421854
Director Information:
Jacqueline Williams / Ronald Zeeman / Lena Zeeman
Officer Information: (as at March 9, 2007)
Jacqueline Williams (Secretary) / Ronald Zeeman (Vice President)
Lena Zeeman (President)
421851 B.C. Ltd., Inc. No. 421851
Director Information:
Harry Gordon / George Gordon
Officer Information: (as at March 9, 2007)
Harry Gordon (President) / George Gordon (Secretary)
 OCP Amendment / Temporary Industrial Use Permit
*in order to allow the operation of a truck parking facility for a period not to
 exceed two years.*

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

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7908-0018-00 (Appendix IV) to proceed to Public Notification.
4. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan, landscaping cost estimate and landscaping bond and security to the specifications and satisfaction of the City Landscape Architect;
 - (c) submission of adequate security to ensure vehicles are removed and the site is returned to its vacant state upon expiry of the Temporary Industrial Use Permit; and
 - (d) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refilling, storage of waste petroleum fluids and vehicle maintenance on site and to prohibit the parking and storage of vehicles containing dangerous goods as defined by the *Transport of Dangerous Goods Act*.

RES.R08-2484

Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900 Text, No. 83 Amendment By-law 2008, No. 16812"
pass its first reading.

RES.R08-2485

Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That " Surrey Official Community Plan
 By-law, 1996, No. 12900 Text, No. 83 Amendment By-law 2008, No. 16812"
 pass its second reading.

RES.R08-2486 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 Text, No. 83 Amendment By-law
 2008, No. 16812" be held at the City Hall on December 15, 2008, at 7:00 p.m.

RES.R08-2487 Carried

- 3. 7906-0154-01**
11618 - 130 Street, 13059 - 116 Avenue and 13011 - 116 Avenue
David O'Sullivan / 690709 B.C. Ltd., Inc. No. 690709
Director Information:
Marco Baratta
Richard A. Leeder
David J. O'Sullivan
Officer Information: (as at March 29, 2008)
Richard Albert Leeder (President)
David J. O'Sullivan (Secretary)
BC Transportation Financing Authority
 Temporary Industrial Use Permit
in order to allow a contractor's storage yard for an additional two years.

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

1. Council approve Temporary Industrial Use Permit No. 7906-0154-01 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issue 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;

RES.R08-2488 Carried

RESIDENTIAL/INSTITUTIONAL**4. 7908-0097-00****Portion of 7324 - 192 Street****Jennifer Randall, Mosaic Avenue Lands Ltd. / 2544 Clayton Park Holdings Ltd., Inc. No. 821789**

OCP amendment from Suburban to Multiple Residential

NCP amendment 15-25 upa (Medium High Density) to 22-45 upa (High Density)

Rezoning from RA to CD (based on RM-30) / Development Permit

in order to permit the development of 40 townhouse units and one remnant parcel.

It was

Moved by Councillor Martin

Seconded by Councillor Hepner

That:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site (Block B as shown on the Survey Plan) 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 Block B as shown on the Survey Plan (attached as Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VII).
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7908-0097-00 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) the applicant must ensure that the 1.0-metre (3.3 ft.) landscape strip located on the adjacent park between the townhouse complex and park pathway is planted and maintained to the satisfaction of the General Manager of Parks, Recreation and Culture;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) 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
- (i) the applicant adequately address the impact of no indoor amenity space;

7. Council pass a resolution to amend East Clayton NCP Extension - North of 72 Avenue to redesignate Block B as shown on the attached plan from 15-25 upa (Medium High Density) to 22-45 upa (High Density) when the project is considered for final adoption.

RES.R08-2489

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Hepner
 That " Surrey Official Community Plan

By-law, 1996, No. 12900, No. 231 Amendment By-law 2008, No. 16813" pass its first reading.

RES.R08-2490

Carried

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

It was

Moved by Councillor Martin
 Seconded by Councillor Hepner
 That " Surrey Official Community Plan

By-law, 1996, No. 12900, No. 231 Amendment By-law 2008, No. 16813" pass its second reading.

RES.R08-2491

Carried

It was then
 Moved by Councillor Martin
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 231 Amendment By-law 2008,
 No. 16813" be held at the City Hall on December 15, 2008, at 7:00 p.m.
 RES.R08-2492 Carried

It was
 Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16814" pass its first reading.
 RES.R08-2493 Carried

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

It was
 Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16814" pass its second reading.
 RES.R08-2494 Carried

It was then
 Moved by Councillor Martin
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2008, No. 16814" be held at the
 City Hall on December 15, 2008, at 7:00 p.m.
 RES.R08-2495 Carried

- 5. 7908-0063-00**
Portion of 7324 - 192 Street
Jennifer Randall, Mosaic Avenue Lands Ltd. / 2544 Clayton Park Holdings
Ltd., Inc. No. 821789
 OCP Amendment from Suburban to Urban
 Rezoning from RA to RF-9C and RF-SD
in order to allow subdivision into approximately 11 small lots and a remainder
portion.

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

1. a By-law be introduced to amend the OCP by redesignating a portion of 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 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 "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and Block B as shown on the attached Survey Plan 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 party wall and corresponding easement agreements for proposed Lots 1 to 6;
 - (f) submission of a landscape plan and cost estimates for the 3-metre (10-ft.) wide buffer along 192 Street; and
 - (g) registration of a Restrictive Covenant to secure the required landscaping within the buffer area along 192 Street and to increase front yard setbacks for proposed Lots 1 to 6.

RES.R08-2496

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 232 Amendment By-law 2008, No. 16815" pass its first reading.

RES.R08-2497

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. 232 Amendment By-law 2008, No. 16815" pass its
second reading.

RES.R08-2498 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. 232 Amendment By-law 2008,
No. 16815" be held at the City Hall on December 15, 2008, at 7:00 p.m.

RES.R08-2499 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16816" pass its first reading.

RES.R08-2500 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. 16816" pass its second reading.

RES.R08-2501 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. 16816" be held at the
City Hall on December 15, 2008, at 7:00 p.m.

RES.R08-2502 Carried

- 6. 7906-0305-00**
6975 - 182 Street
George Fulton, New East Consulting / Dalbir Singh Dosanjh,
Harbans Singh Dosanjh and Kuldip Kaur Dosanjh
NCP Amendment from Single Family Cluster (6 upa) to Small Lots
Rezoning from RA to RF-SD and CD (based on RF-12)
Development Variance Permit to allow reduced lot depth for proposed RF-SD lots
*in order to allow subdivision into approximately 10 lots (8 RF-SD and 2 CD
based on RF-12) and parkland.*

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

1. a By-law be introduced to rezone Block B of the subject site as shown on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. a By-law be introduced to rezone Block A of the subject site as shown on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7906-0305-00, (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-SD Zone from 28 metres (90 ft.) to 20.5 metres (67.3 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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 party wall and maintenance agreements for proposed Lots 1 to 8; and
 - (e) issuance of Development Variance Permit No. 7906-0305-00.
5. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the land from "Single Family Cluster (6 upa)" to "Small Lots" when the project is considered for final adoption.

RES.R08-2503

Carried with Councillor Bose against

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16817" pass its first reading.
RES.R08-2504 Carried with Councillor Bose against

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16817" pass its second reading.
RES.R08-2505 Carried with Councillor Bose against

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. 16817" be held at the
City Hall on December 15, 2008, at 7:00 p.m.
RES.R08-2506 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16818" pass its first reading.
RES.R08-2507 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. 16818" pass its second reading.
RES.R08-2508 Carried with Councillor 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 2008, No. 16818" be held at the
City Hall on December 15, 2008, at 7:00 p.m.
RES.R08-2509 Carried

FLEETWOOD/GUILDFORD

7. **7908-0264-00**
17171 - 80 Avenue
Alex Percy, Acton, Ostry Architects Inc. / Christ Worship Centre, Inc.
No. S-29192
Development Permit/Development Variance Permit
in order to permit the development of a regional church.

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

1. Council authorize staff to draft Development Permit No. 7908-0264-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0264-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) the maximum building height of the PA-2 Zone from 9 metres (30 ft.) to 12.5 metres (41 ft.) for the sanctuary and chapel;
 - (b) the minimum front yard setback of the PA-2 Zone from 12.5 metres (41 ft.) to 5.2 metres (17 ft.) except at the south-east corner where the front yard setback is reduced from 12.5 metres (41 ft.) to 7.0 metres (23 ft.);
 - (c) the minimum side yard setback (east side) of the PA-2 Zone from 12.5 metres (41 ft.) to 7.5 metres (25 ft.);
 - (d) the definition of open space in the Zoning By-law, to permit the location of a fenced play area within the side yard setback on the east side; and
 - (e) the minimum number of on-site parking spaces required in the Zoning By-law from 411 to 387.

RES.R08-2510

Carried with Councillor Bose opposed.

NEWTON

8. **7908-0004-00**
12685 - 78 Avenue
Roger Jawanda, CitiWest Consulting Ltd. / Manjit Singh Kaila and Jasbir Kaur Kaila
Partial Land Use Contract discharge
in order to allow the underlying RF-G Zone to come into effect and permit subdivision into two single family gross density lots.

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That

1. a By-law be introduced to partially discharge Land Use Contract No. 448 and a date for Public Hearing be set.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R08-2511

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 448,
Authorization By-law, 1978, No. 5627, Partial Discharge By-law, 2008,
No. 16819" pass its first reading.

RES.R08-2512

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 448,
Authorization By-law, 1978, No. 5627, Partial Discharge By-law, 2008,
No. 16819" pass its second reading.

RES.R08-2513

Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Gill
That the Public Hearing on "Surrey Land
Use Contract No. 448, Authorization By-law, 1978, No. 5627, Partial Discharge
By-law, 2008, No. 16819" be held at the City Hall on December 15, 2008, at
7:00 p.m.

RES.R08-2514

Carried

9. **7907-0211-00**
13818 - 58A Avenue
Mike Helle, Coastland Engineering & Surveying Ltd. / Apna Drywall & Construction Ltd., Inc. No. 438351
Rezoning from RF to RF-12
in order to allow subdivision into 10 single family small lots.

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

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (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) 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, landscaping cost estimate and financial securities for the proposed landscape buffer and fencing on Lots 3, 4 and 5 adjacent to the property at 13792 - 58A Avenue to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant addresses 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant to ensure tree retention.

RES.R08-2515

Carried

4. Council authorize staff to draft Development Permit No. 7907-0269-00 in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant adequately address the impact of no indoor amenity space.

RES.R08-2519

Carried

It was

Moved by Councillor Higginbotham
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16821" pass its first reading.

RES.R08-2520

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. 16821" pass its second reading.

RES.R08-2521

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. 16821" be held at the
City Hall on December 15, 2008, at 7:00 p.m.

RES.R08-2522

Carried

SURREY CITY CENTRE/WHALLEY

11. 7908-0055-00

10290 - 143 Street

Wilson Chang / 798440 B.C. Ltd., Inc. No. 0798440

Director Information:

Chamkaur Singh Brar

Baljit Singh Johal

No Officer Information Filed

Rezoning from RF to CD (based on RM-70) / Development Permit

in order to permit the development of a 4-storey apartment building consisting of 69 units.

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hepner

That:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0055-00 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of the subject site along the south property line until

future consolidation with the adjacent property located at
10268 - 143 Street.

RES.R08-2523 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16822" pass its first reading.

RES.R08-2524 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. 16822" pass its second reading.

RES.R08-2525 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. 16822" be held at the
City Hall on December 15, 2008, at 7:00 p.m.

RES.R08-2526 Carried

**12. 7908-0006-00
9891 - 140 Street**

**Brian G. Hart / Jaswant Singh Sanghera, Kashmir Kaur Sanghera,
Hardev Sanghera and Jasvir Sanghera**

Partial Land Use Contract discharge
Rezoning from RF to CD (based on RM-30) / Development Permit
in order to permit the development of a 4-unit townhouse project.

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

1. a By-law be introduced to partially discharge Land Use Contract No. 591 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)"(By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to eliminate the required indoor and outdoor amenity spaces.

4. Council authorize staff to draft Development Permit No. 7908-0006-00 in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) 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) 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) the applicant adequately address the impact of no outdoor amenity space.

RES.R08-2527

Carried

It was

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 591,

Authorization By-law, 1978, No. 5774, Partial Discharge By-law, 2008, No. 16823" pass its first reading.

RES.R08-2528

Carried

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

- It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 591,
Authorization By-law, 1978, No. 5774, Partial Discharge By-law, 2008,
No. 16823" pass its second reading.
RES.R08-2529 Carried
- It was then Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land
Use Contract No. 591, Authorization By-law, 1978, No. 5774, Partial Discharge
By-law, 2008, No. 16823" be held at the City Hall on December 15, 2008, at 7:00
p.m.
RES.R08-2530 Carried
- It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2008, No. 16824" pass its first reading.
RES.R08-2531 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. 16824" pass its second reading.
RES.R08-2532 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. 16824" be held at the
City Hall on December 15, 2008, at 7:00 p.m.
RES.R08-2533 Carried

- 13. 7906-0519-00**
13399, 13409, 13419 and 13431 - 103 Avenue;
Portion of closed rear lane dedicated on Plan NWD 1726
Colin Shrub, DYS Architecture / Surrey Campus Residences Corporation
Rezoning from RF to CD (based on RMC-150)
Development Permit / Development Variance Permit
*in order to permit the development of two high-rise residential towers, one to be
operated as student residences for Simon Fraser University.*

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

1. Council file Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16595.
2. Council rescind Resolution No. R08-389 of the February 25, 2008 Regular Council - Land Use meeting adopting the recommendations and conditions of approval for Application No. 7906-0519-00.
3. Council rescind Resolution No. R08-613 of the March 10, 2008 Regular Council - Public Hearing meeting approving Development Variance Permit No. 7906-0519-00.
4. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7906-0519-00 in accordance with the attached drawings (Appendix III).
6. Council authorize staff to draft a Housing Agreement By-law.
7. Council approve Development Variance Permit No. 7906-0519-01 (Appendix V) varying the following to proceed to Public Notification:
 - (a) Section 4(1) Definitions of Surrey Sign By-law, No. 13656 is varied to permit fascia signage on a non-building face; and
 - (b) Section 23(2) of Surrey Sign By-law No. 13656 is varied to permit identification signs in residential areas up to 5 square metres (54 sq.ft.) in sign area.
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) 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) acquisition of the lane at the rear of the site;
- (g) approval of a Housing Agreement By-law;
- (h) registration of a reciprocal access agreement between the two proposed lots;
- (i) registration of a right-of-way for public rights of passage from the property line to the face of building along the eastern property line and southeast corner of the site; and
- (j) the provision of one co-op car and three parking spaces reserved for car co-op vehicles.

RES.R08-2534

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16595" be filed.

RES.R08-2535

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That Council rescind Resolution
 No. R08-389 of the February 25, 2008 Regular Council - Land Use Meeting
 adopting the recommendations and approval for Application No. 7906-0519-00.

RES.R08-2536

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That Council rescind Resolution
 No. R08-613 of the March 10, 2008 Regular Council - Public Hearing Meeting
 approving Development Variance Permit No. 7906-0519-00.

RES.R08-2537

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16825" pass its first reading.

RES.R08-2538

Carried

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

It was
 RES.R08-2539

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2008, No. 16825" pass its second reading.
Carried

It was then
 RES.R08-2540

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. 16825" be held at the
 City Hall on December 15, 2008, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

The Corporate Reports, under date of November 24, 2008, were considered and dealt with as follows:

Item No. L006 Proposed Rezoning of Cloverdale Mall Site at
 5710 - 175 Street
 File: 7908-0279-00

The General Manager, Planning and Development submitted a report concerning the proposed rezoning of Cloverdale Mall Site.

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

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

1. A By-law be introduced to amend the OCP by increasing the maximum allowable Floor Area Ratio (FAR) within the Town Centre designation from 1.5 to 2.0 for the subject site, as described in Appendix I, and a date be set for Public Hearing;
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 "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix II) and a date be set for Public Hearing;
4. Council authorize staff to draft Development Permit No. 7908-0279-00 to articulate development principles and provide the framework for the siting of buildings, vehicular and pedestrian circulation, and location of open spaces (Appendix III);
5. Council approve Development Variance Permit No. 7908-0279-00 to vary the Subdivision and Development By-law to defer upgrades to works and services, to proceed to Public Notification;
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) approval from the Ministry of Transportation;
 - (b) finalization of any road dedication requirements; and
 - (c) issuance of Development Variance Permit No. 7908-0279-00
7. Council pass a resolution to amend the Cloverdale Town Centre Plan and Urban Design Concept, by redesignating the subject site from Retail/Service Commercial to Residential/Commercial when the by-laws are considered for final adoption.

RES.R08-2541

Carried

Note: See By-law No. 16808 under Item H.6.

Item No. L007 Development Application No. 7907-0071-00 - Manor Care Senior's Care and Assisted Living Project - Resolution of Vehicular Access
File: 7907-0071-00

The General Manager, Planning and Development submitted a report to inform Council about actions that have been taken by staff in follow-up to Council's direction after third reading of the Rezoning By-law related to Development Application No. 7907-0071-00 regarding the matter of vehicular access for proposed development and to obtain Council authorization to complete the conditions of approval for the application on the basis of all vehicular access for the development being located at the north end of the site.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Council:

1. receive this report as information;
2. authorize staff to complete the conditions of approval for Development Application No. 7907-0071-00 on the basis of all vehicular access for the proposed development being at the north end of the site (adjacent to the Woodgrove development) as was recommended in the Planning Report on this application and was presented at the Public Hearing;
3. instruct staff to work with the applicant to enhance the interface treatment between service access/loading area in the subject development, which is adjacent to the Woodgrove development including sound attenuation fencing, additional landscaping, covering the loading area and by way of a Restrictive Covenant registered on title restricting service vehicle delivery times to between 8:00 a.m. and 5:00 p.m. and requiring service vehicles at the site to turn off their engines and all non essential mechanical equipment while materials are being loaded and/or unloaded; and
4. instruct City Clerk to forward a copy of this report and the related Council resolution to the Strata Council of each of the neighbouring developments, being Woodgrove to the north and Pacifica to the south.

RES.R08-2542

Carried

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, 2008, No. 16651"

7907-0323-00 - Peter and Donna Harco, c/o H.Y. Engineering Ltd.
(Lori Richards)

RF to RF-O (BL 12000) -13456 - 13A Avenue - to allow subdivision into
2 single family residential ocean front lots.

Approved by Council: April 28, 2008

- * Planning & Development advise that (see memorandum dated November 14, 2008 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16651" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-2543

Carried

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

7908-0002-00 - The Lark Group,
c/o Lark Group (Kirk Fisher)

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

Approved by Council: June 16, 2008

This by-law is proceeding in conjunction with By-law 16703.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 216 Amendment By-law, 2008, No. 16702" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R08-2544

Carried

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

7908-0002-00 - The Lark Group,
c/o Lark Group (Kirk Fisher)

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

Approved by Council: June 16, 2008

This by-law is proceeding in conjunction with By-law 16702.

Note: A Development Permit (7908-0002-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16703" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-2545

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16292"

7905-0344-00 - 467215 B.C. Ltd., 666102 B.C. Ltd.,
c/o Peter K. Chu Architect MAIBC (Peter Chu)

RA to IB (BL 12000) - 6518 - 176 Street - to permit the development of
4 industrial buildings with a total floor area of approximately 4,931 square
metres (53,080 sq. ft.).

Approved by Council: February 26, 2007

Note: A Development Permit (7905-0344-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(b).

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16292" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R08-2546 Carried

INTRODUCTIONS

5. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 82
Amendment By-law, 2008, No. 16807"

3900-20-16807 – Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended,
is further amended in Section 3.6 Land Use Designations: Allowable
Density by increasing the maximum allowable Floor Area Ratio (FAR)
within the Town Centre designation from 1.5 to 2.0 for the Cloverdale
Mall site at 5710-175 Street.

Approved by Council: To be approved
Corporate Report Item No. L006

This By-law is proceeding in conjunction with By-law 16808

Note: This By-law will be in order for consideration, should Council approve the
recommendations of Corporate Report Item No. L006.

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 82 Amendment By-law, 2008, No. 16807"
pass its first reading.
RES.R08-2547 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 82 Amendment By-law, 2008, No. 16807"
pass its second reading.
RES.R08-2548 Carried

It was then
Community Plan By-law, 1996, No. 12900, Text No. 82 Amendment By-law, 2008, No. 16807" be held at the City Hall on December 15, 2008, at 7:00 p.m.
RES.R08-2549
Moved by Councillor Higginbotham
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16808"

7908-0279-00 – City of Surrey

C-8 to CD (BL12000) - to allow the redevelopment of the site at 5710 - 175 Street into a multi-family residential development or a mixed-use multi-family residential-commercial development.

Approved by Council: To be approved
Corporate Report Item No. L006

This By-law is proceeding in conjunction with By-law 16807

Note: This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. L006.

It was
No. 12000, Amendment By-law, 2008, No. 16808" pass its first reading.
RES.R08-2550
Moved by Councillor Higginbotham
Seconded by Councillor Martin
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. 16808" pass its second reading.
RES.R08-2551
Moved by Councillor Higginbotham
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
Carried

It was then
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16808" be held at the City Hall on December 15, 2008, at 7:00 p.m.
RES.R08-2552
Moved by Councillor Higginbotham
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

(a) Development Permit No. 7908-0002-00

Kirk Fisher, Lark Group

South Laurel Lands Development Ltd.

9648, 9640, 9632 - 137A Street; 9647, 9637, 9631 - 137B Street;

Portion of 137B Street

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

"That Development Permit No. 7908-0002-00 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 16703 under Item H.3.

It was

Moved by Councillor Higginbotham

Seconded by Councillor Martin

That Development Permit

No. 7908-0002-00 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.R08-2553

Carried

(b) Development Permit No. 7905-0344-00

Peter Chu, Peter K. Chu Architect MAIBC

467215 B.C. Ltd., Inc. No. 467215

Director Information:

Giuseppe Calandra

Elvira Calandra

Officer Information: (as at February 24, 2006)

Elvira Calandra (Secretary)

Giuseppe Calandra (President)

666102 B.C. Ltd., Inc. No. 666102

Director Information:

Roger Rizzo

Patrizia Tossani-Rizzo

Officer Information: (as at March 19, 2006)

Roger Rizzo (Secretary, Vice President)

Patrizia Tossani-Rizzo (President)

6518 - 176 Street

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

"That Development Permit No. 7905-0344-00 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 16292 under Item H.4.

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That Development Permit
No. 7905-0344-00 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.R08-2554

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

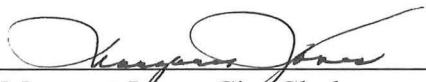
It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That the Regular Council - Land Use
meeting do now adjourn.


RES.R08-2555

Carried

The Regular Council- Land Use meeting adjourned at 5:54 p.m.

Certified Correct:


Margaret Jones, City Clerk


Mayor Dianne Watts