



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 9, 2009
Time: 4:04 p.m.

Present:

Councillor Villeneuve
Councillor Steele
Councillor Gill
Councillor Martin
Councillor Rasode
Councillor Bose
Councillor Hunt
Councillor Hepner

Absent:

Mayor Watts

Councillors Entering Meeting as Indicated:

Staff Present:

Deputy City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
General Manager, Parks, Recreation & Culture
General Manager, Human Resources
General Manager, Finance & Technology
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. **7908-0208-00**
19560 - 96 Avenue
Jordan Desrochers, Priority Permits / 571280 B.C. Ltd., Inc. No. 571280

Director Information:

Curt MacDonald / David Schroeder / Richard Ronald Seder

Officer Information: (as at September 4, 2008)

David Schroeder (Secretary) / Richard Ronald Seder (President)

Development Permit

in order to permit a free-standing sign in Port Kells.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Council approve the attached

Development Permit No. 7908-0208-00 (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.R09-163

Carried

2. **7906-0422-00**
9145, 9157 and 9167 - 148 Street
Brian Shigetomi, Atelier Pacific Architecture Inc.
Green Timbers Plaza Ltd., Inc. No. 322805
Development Permit / Development Variance Permit / Liquor License
Amendment
*to increase the person capacity and to expand an outdoor patio in an existing
liquor primary facility and to vary the Sign By-law.*

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

1. authorize staff to draft Development Permit No. 7906-0422-00 in accordance with the attached drawings (Appendix IV).
2. approve Development Variance Permit No. 7906-0422-00 (Appendix V), varying the following Sign By-law regulations, to proceed to Public Notification:
 - (a) to increase the maximum height of the existing free-standing sign from 4.5 metres (15 ft.) to 7.09 metres (23.3 ft.); and
 - (b) to reduce the minimum front (north) setback of the existing free-standing sign from 2.0 metres (6.6 ft.) to 0.46 metre (1.5 ft.).
3. approve the following proposed liquor primary liquor license amendments to proceed to Public Notification:
 - (a) an increase to the existing maximum person capacity for the outdoor patio from 34 to 60; and
 - (b) an increase in the inside person capacity from 147 to 205.
4. instruct staff to resolve the following issues prior to approval:
 - (a) registration of a reciprocal access easement to allow parking and circulation between all subject lots;
 - (b) discharge Restrictive Covenant 186522C registered on the title of 9145 - 148 Street; and
 - (c) discharge Restrictive Covenant T100041 registered on the title of 9157 - 148 Street.

RES.R09-164

Carried with Councillor Hunt against.

NEWTON

- 3. **7908-0272-00**
7445 - 132 Street
John Curran, Neville Graham Associates / Concert Real Estate Corporation,
Inc. No. C424436
 Development Permit
in order to permit expansion of a parking area for a business park/office building.

It was Moved by Councillor Martin
 Seconded by Councillor Hunt
 That Council approve the attached
 Development Permit No. 7908-0272-00 (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.R09-165

Carried

SOUTH SURREY

- 4. **7908-0270-00**
2215 - 160 Street
Terrie Aylesworth / Surrey South Shopping Centres Limited,
Inc. No. A-63002
 Liquor License Amendment
*in order to allow the hours of operation for a food primary establishment to
 extend past midnight.*

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That Council approve the following
 proposed food primary liquor license amendment to proceed to Public
 Notification as follows:

- (a) The extension of hours from Sunday to Thursday 11:00 a.m. to
 1:00 a.m. and Friday to Saturday 11:00 a.m. to 2:00 a.m.

RES.R09-166

Carried with Councillor Hunt and
 Councillor Hepner opposed.

- 5. **7908-0008-00**
2715 and 2743 - 156 Street
Karsten Roh / Karsten David Roh
 OCP Amendment to amend Temporary Industrial Use Permit Area No. 14
 Temporary Industrial Use Permit
*in order to accommodate the expansion of temporary use to allow storage of
 recreational vehicles for a period not to exceed two years.*

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

1. a By-law be introduced to amend the Official Community Plan by including the property at 2715 - 156 Street within Temporary Industrial Use Permit Area No. 14 and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7908-0008-00 (Appendix IV) to proceed to Public Notification.

RES.R09-167 Carried

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 46 Amendment By-law 2004, No. 15566,
Amendment By-law, 2009, No. 16875" pass its first reading.

RES.R09-168 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 46 Amendment By-law 2004, No. 15566,
Amendment By-law, 2009, No. 16875" pass its second reading.

RES.R09-169 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 46 Amendment By-law
2004, No. 15566, Amendment By-law, 2009, No. 16875" be held at the City Hall
on February 23, 2009, at 7:00 p.m.

RES.R09-170 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

6. **7908-0290-00**
19316 and 19324 - 72A Avenue
Sonny Brar / Rhapsody Ventures Ltd., Inc. No. 801906
Development Variance Permit
*in order to allow stairs of up to 7 risers to encroach into the front yard setback
for two nearly completed manor houses.*

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That Council approve Development
Variance Permit No. 7908-0290-00, (Appendix III) varying the following, to
proceed to Public Notification:

- (a) to vary Part 4 General Provisions of the Zoning By-law to increase the maximum number of risers encroaching into the front (northern) yard setback from 3 to 7.

RES.R09-171

Carried

- 7. **7908-0278-00**
6848 - 185A Street
Progressive Construction Ltd., Inc. No. BC0074269
Development Variance Permit
in order to reduce the rear yard setback to achieve a more typical house size.

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That Council approve Development
Variance Permit No. 7908-0278-00, (Appendix IV) varying the following, to
proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.).

RES.R09-172

Carried

- 8. **7908-0259-00**
5517 - 184 Street
Avnash Banwait / Baljit Singh Mann, Piara Singh Mann,
Baljinder Singh Mann
Rezoning from RA to RH
in order to allow subdivision into two (2) half-acre single family residential lots.

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

- 1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (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; and
 - (d) approval from the Ministry of Transportation and Infrastructure.

RES.R09-173

Carried

It was

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

No. 12000, Amendment By-law 2009, No. 16876" pass its first reading.

RES.R09-174

Carried

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

It was

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

No. 12000, Amendment By-law 2009, No. 16876" pass its second reading.

RES.R09-175

Carried

It was then

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

By-law, 1993, No. 12000, Amendment By-law 2009, No. 16876" be held at the City Hall on February 23, 2009, at 7:00 p.m.

RES.R09-176

Carried

FLEETWOOD/GUILDFORD

- 9. **7908-0227-00**
8959 and 8969 - 162 Street
Dexter Hirabe, CitiWest Consulting Ltd. / Sarah Malik and Jawaid Malik,
Prabjot Grewal and Parmjeet Grewal
 Rezoning from RA to RF / Development Variance Permit
in order to allow subdivision into four single family lots and relocate the two existing houses.

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7908-0227-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to vary the RF Zone to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.), the minimum north rear yard setback from 7.5 metres (25 ft.) to 2.57 metres (8 ft.), and the minimum west rear yard setback from 7.5 metres (25 ft.) to 4.00 metres (13 ft.) for proposed Lot 2; and
 - (c) to reduce the minimum south rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.55 metres (15 ft.) for proposed Lot 3.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) relocation or removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant to ensure that proposed Lots 1 and 4 gain driveway access from the cul-de-sac; and
 - (f) issuance of Development Variance Permit No. 7908-0227-00.

RES.R09-177

Carried

- (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) registration of a Section 219 Restrictive Covenant on proposed Lot 2 along the south side yard setback for tree protection.

RES.R09-181 Carried

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16878" pass its first reading.

RES.R09-182 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16878" pass its second reading.

RES.R09-183 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2009, No. 16878" be held at the
City Hall on February 23, 2009, at 7:00 p.m.

RES.R09-184 Carried

NEWTON

- 11. 7908-0293-00**
5877 - 151 Street
Amandeep Mangat / Veerdevinder Singh Khangura
Development Variance Permit
*in order to relax the front yard setback to permit the retention of two existing
Douglas Firs in the rear yard.*

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That Council approve Development
 Variance Permit No. 7908-0293-00, (Appendix II) varying the following, to
 proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF-12 Zone from 6 metres (20 ft.) to 4.0 metres (13.1 ft.); and
- (b) to reduce the minimum front yard setback of the RF-12 Zone from 4 metres (13 ft.) to 2 metres (6.6 ft.) of up to 50% of the width of the principal building.

RES.R09-185

Carried

12. 7908-0255-00

7428 - 124 Street

Mike Helle, Coastland Engineering & Surveying Ltd.

Ekam Development Ltd., Inc. No. 723282

Rezoning from RA to RF

in order to allow subdivision into three single family lots, including a remnant lot with future subdivision potential.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Rasode
 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 2 until future consolidation with the adjacent property (7438 - 124 Street);
- (f) the applicant address the shortfall in tree replacement; and
- (g) the applicant construct appropriate fencing to address potential on-site debris in relation to the adjacent property at 7438 - 124 Street.

3. Council pass a resolution to amend the Newton Plan to redesignate a portion of the land from "Suburban Residential (1/2 Acre)" to "Urban Residential" when the project is considered for final adoption.

RES.R09-186 Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Rasode
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16879" pass its first reading.

RES.R09-187 Carried

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Rasode
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16879" pass its second reading.

RES.R09-188 Carried

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Rasode
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2009, No. 16879" be held at the
 City Hall on February 23, 2009, at 7:00 p.m.

RES.R09-189 Carried

13. 7908-0146-00
12501 - 53 Avenue
Mike Helle, Coastland Engineering & Surveying Ltd. /Avtar Singh Sendher
and Amarjit Kaur Sendher
 Development Variance Permit
in order to permit a reduced lot frontage to allow subdivision into two half-acre single family lots.

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That Council table Development Variance
Permit No. 7908-0146-00 until the West Panorama Ridge Ratepayers Association
is heard at the February 23, 2009 Regular Council - Land Use Meeting
RES.R09-190 Carried

14. 7908-0065-00
14547 - 72 Avenue; Portion of 145A Street
Avril Wright, Realty Services Section
The Corporation of the District of Surrey
Rezoning from RA to RF
in order to create 1 single family lot.

- It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That:
1. a By-law be introduced to rezone the property at 14747 - 72 Avenue and the portion of 145A Street dedicated by Plan LMP19114 proposed to be closed and consolidated with the site, both shown as Block "A" on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
 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) formal completion of the closure and consolidation of a portion of 145A Street (Appendix I); and
 - (d) completion of a highway access permit agreement with the owner of the property at 14567 - 72 Avenue to provide access from the future walkway to an existing garage.

RES.R09-191 Carried

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 (lot consolidation plan) to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) 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
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R09-195

Carried

It was

Moved by Councillor Steele
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16881" pass its first reading.

RES.R09-196

Carried

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

It was

Moved by Councillor Steele
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16881" pass its second reading.

RES.R09-197

Carried

It was then

Moved by Councillor Martin
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2009, No. 16881" be held at the
 City Hall on February 23, 2009, at 7:00 p.m.

RES.R09-198

Carried

SURREY CITY CENTRE/WHALLEY**16. 7908-0201-00****11927 - 96A Avenue****Mike Helle, Coastland Engineering & Surveying Ltd. / Mayfair Realty Ltd.,
Inc. No. 393430**

Development Variance Permit / Heritage Revitalization Agreement

*to vary the minimum lot width to allow subdivision into five single family lots and
HRA to preserve the Arthur Hedley House on proposed Lot 3.*

It was

Moved by Councillor Martin
Seconded by Councillor Steele
That:

1. a By-law be introduced to allow for a Heritage Revitalization Agreement for the Arthur Hedley House to be retained on proposed Lot 3.
2. Council approve Development Variance Permit No. 7908-0201-00, (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres (50 ft.) to 13.92 metres (46 ft.) for proposed Lots 1, 2 and 5; and
 - (b) to reduce the minimum lot width of the RF Zone from 15.0 metres (50 ft.) to 13.48 metres (44 ft.) for proposed Lot 4.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) 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;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 2 and 4 requiring an increased front yard setback of 8.3 metres (27 ft.); and

(h) registration of an access easement along the shared property line of proposed Lots 2 and 3.

RES.R09-199 Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Heritage Revitalization Agreement By-law, 2009, No. 16882." pass its first reading.

RES.R09-200 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Heritage Revitalization Agreement By-law, 2009, No. 16882." pass its second reading.

RES.R09-201 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Heritage Revitalization Agreement By-law, 2009, No. 16882." pass its third reading.

RES.R09-202 Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

- 1. **Pete Tennent**
File: 8630-30; 0550-20-10

Pete Tennent, 17928 -92 Avenue, was in attendance before Council to present a petition from the residents of the Anniedale and Tynehead communities with respect to the impact the Capital Works Projects - "Highway 15 Border Improvement", "Golden Ears" and "Gateway" will have on the communities and provided the following comments:

- The capital works are almost done in the area and continued work will continue to impact the area.
- He believes it to be the City's responsibility to mitigate the impact of the works on the residents in the area.
- The petition was read as follows: "We, the undersigned property owners, wish to petition: The Mayor and Council of the City of Surrey to direct the Engineering and Planning Departments to immediately initiate the NCP process in earnest for the Tynehead and Anniedale Communities impacted by the capital works projects know as the "Highway 15 Border Improvement Project, The Golden Earns Project and the Gateway Project". We feel that the City of Surrey has been remiss in its duties to mitigate the impacts of these project on the owners and residents of the area. We also believe that there has been significant negative impact to the liveability of the area due to poorly planned access to the area, increased traffic flows, increased number of non-resident owners occupied dwellings, as well as, speculative land values creating unwarranted hardship by increasing the already significant tax burden. We further believe that the only resolve to these issues and to restore/owner investor confidence in the area is for immediate action by Mayor and Council to actively support planning for our area by directing planning and land use that allows a balance and commitment to the "Live/Work/Play" concept rather than this community be sacrificed as a drive through community to benefit other projects".
- Only a fraction of people are present today as this meeting is being held at 4 o'clock and many are working.
- There is a window of opportunity to rectify the issues in the area and for the City and the Province to be leaders in this area.
- The people in the area are in an abyss as there is no planning for the area.
- 1200 jobs will be made available through the proper planning of the area.
- There are specific landowners in the area that are concerned with the zoning.
- We have become the parking haven for dump trucks in the agricultural area.

It was

Moved by Councillor Martin
 Seconded by Councillor Steele
 That the petition submitted by Mr. Pete

Tennent, be received.

RES.R09-203

Carried

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 29 Amendment By-law, 2002, No. 14743, Amendment By-law, 2008, No. 16827"

3900-20-16827 - Council Initiated Text Amendment

To amend "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 29 Amendment By-law, 2002, No. 14743" by revising "Temporary Industrial Use Permit Area No. 10" to reflect changes to the requirements related to temporary truck parking lots.

Approved by Council: December 15, 2008
Corporate Report Item No. R240

It was
Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 29 Amendment By-law, 2002, No. 14743, Amendment By-law, 2008, No. 16827" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-204

Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 205 Amendment By-law, 2008, No. 16591"

7907-0310-00 - Hillcrest Crossing Ltd., c/o PJ Lovick Architect
(Mr. Peter Lovick)

To authorize the redesignation of the site located at 18642 Fraser Highway and Portion of 186 Street from Urban (URB) to Commercial (COM).

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16592.

It was
Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 205 Amendment By-law, 2008, No. 16591" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-205

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16592"

7907-0310-00 - Hillcrest Crossing Ltd., c/o PJ Lovick Architect
(Mr. Peter Lovick)

CHI and CD (BL 15044) to CD (BL 12000) - 18642 Fraser Highway and
Portion of 186 Street - to permit a neighbourhood commercial
development consisting of two buildings.

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16591.

Note: A Development Permit (7907-0310-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.2(b).

- * Planning & Development advise (reference memorandum dated January 23, 2009
in by-law back-up) that it is now in order for Council to pass a resolution
amending the North Cloverdale East Neighbourhood Concept Plan to redesignate
the land from Townhouse Cluster (8 to 15 upa) and Open Space to Commercial.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Council amend the North Cloverdale
East Neighbourhood Concept Plan to redesignate the land from Townhouse
Cluster (8 to 15 upa) and Open Space to Commercial.

RES.R09-206

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16592" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-207

Carried

4. "Part 1 of Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986,
No. 8593, Amendment By-law, 2008, No. 16787"

7905-0220-00 - Lorraine Schrauwen, c/o Pacific Land Resource Group Inc.
(Bruce McWilliam)

To amend CD By-law 8593 in Section 1.(B) 3. - Permitted Uses to permit the
development of a tourist/visitor information centre at 796 - 176 Street.

Approved by Council: October 6, 2008

Note: A Development Permit (7905-0220-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.2(c).

It was Moved by Councillor Steele
Seconded by Councillor Martin
That "Part 1 of Surrey Zoning By-law, 1979,
No. 5942, Amendment By-law, 1986, No. 8593, Amendment By-law, 2008, No. 16787" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-208

Carried

MISCELLANEOUS

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 233
Amendment By-law, 2008, No. 16862"

3900-20-16862 - Council Initiative

To authorize the redesignation of the lands including Bothwell Park, Crescent Park, Kwomais Point Park, Redwood Park, Latimer Lake Park, Campbell Heights from Suburban, Suburban/Urban, Urban, Rural, Industrial, and Agricultural/Industrial to "Conservation Area".

Approved by Council: December 15, 2008.
Corporate Report Item No. R248

- * Planning and Development advise that following introduction of Bylaw 16862, a minor correction has been identified. A portion of the parcel is designated Multiple Residential and forms part of "Crescent Park" to be redesignated. It is therefore requested that Council amend the by-law to include the Multiple Residential (RM) portion of land in the redesignation (as shown on Appendix A in by-law backup). *The by-law may then proceed to the February 23, 2009 Public Hearing as scheduled.*

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That Council rescind Resolution R08-2840
of the December 15, 2008 Regular Council-Public Hearing Minutes passing
Second Reading of "Surrey Official Community Plan By-law, 1996, No. 12900,
No. 233 Amendment By-law, 2008, No. 16862".

RES.R09-209

Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That Council amend "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 233 Amendment By-law, 2008,
 No. 16862" in Section 1, to reflect the property at 2610 - 128 Street be revised to
 reflect the redesignation from "Suburban (SUB), Urban (URB) and Multiple
 Residential (RM)" to "Conservation (CNS)".

RES.R09-210 Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 233 Amendment By-law, 2008, No. 16862" pass
 its second reading, as amended.

RES.R09-211 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Variance Permits

- (a) **Development Variance Permit No. 7908-0286-00
 0792821 B.C. Ltd.
 c/o Bob Geoghegan
 1630, 1632, 1640, and 1644 King George Highway**

To increase Type 1 lots within a plan of subdivision from 40% of the lots
 to 80% of the lots to permit an attached double or single tandem garage
 located in the basement on 4 semi-detached single family lots.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7908-0286-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance Permit; and that Council authorize the
 transfer of the Permit to the heirs, administrators, executors, successors,
 and assigns of the title of the land within the terms of the Permit.

RES.R09-212 Carried

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7907-0109-00**
1341699 Holdings Corporation
c/o Taranjit Chana
19095 - 54 Avenue

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

"That Development Permit No. 7907-0109-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Development Permit
No. 7907-0109-00 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.R09-213

Carried

- (b) **Development Permit No. 7907-0310-00**
Hillcrest Crossing Ltd.
Peter Lovick, c/o PJ Lovick Architect
18642 Fraser Highway and a Portion of 186 Street

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

"That Development Permit No. 7907-0310-00 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. 16592 under Item H.3.

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

No. 7907-0310-00 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.R09-214

Carried

- (c) **Development Permit No. 7905-0220-00**
Peter and Lorraine Schrauwen
Bruce McWilliam, Pacific Land Resource Group Inc.
796 - 176 Street

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

"That Development Permit No. 7905-0220-00 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. 16787 under Item H.4.

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

No. 7905-0220-00 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.R09-215

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R09-216

Carried

The Regular Council- Land Use meeting adjourned at 4:36 p.m.

Certified Correct:



Jane Sowik, City Clerk



Acting Mayor Tom Gill