

Present:

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

Absent:**Councillors Entering
Meeting as Indicated:****Staff Present:**

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
General Manager, Parks, Recreation & Culture
General Manager, Human Resources
General Manager, Finance & Technology
Deputy City Manager
Manager, Area Planning & Development,
North Division
Manager, Area Planning & Development,
South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****AGRICULTURAL**

- 7909-0052-00**
3386 - 176 Street
Bachittar Rai / Bachittar Singh Rai, Jarnail Singh Rai and Karnail Singh Rai
Non-farm Use under Section 20(3) of the ALC Act
in order to allow for truck parking

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

It was

Moved by Councillor Hunt
Seconded by Councillor Martin
That Application 7909-0052-00 be deferred.
Carried

RES.R09-1043

2. **7909-0051-00**
15832 Colebrook Road
Bhupinder Aujla / Sukhvinder Kaur Aujla
Non-farm Use under Section 20(3) of the ALC Act
in order to allow for truck parking

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

It was

Moved by Councillor Hunt
Seconded by Councillor Martin
That Application 7909-0051-00 be deferred.
Carried

RES.R09-1044

3. **7909-0050-00**
5228 - 157 Street
Balraj Kang / Sukhraj Singh Kang and Balraj Singh Kang
Non-farm Use under Section 20(3) of the ALC Act
in order to allow for truck parking

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

It was

Moved by Councillor Hunt
Seconded by Councillor Martin
That Application 7909-0050-00 be deferred.
Carried

RES.R09-1045

4. **7909-0048-00**
3610 - 176 Street
**Surinder Sidhu et al / Surinder Singh Sidhu, Ajaipal Sidhu,
Summerjit Kaur Sidhu and Sonia Sidhu**
Non-farm Use under Section 20(3) of the ALC Act
in order to allow for truck parking.

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

The applicant spoke to this item:

Surinder Sidhu, 3610 - 176th Street, Surrey, advised that he is parking his trucks in this area because there are no other available spots for the trucks. All the trucks and trailers are his own, he is not renting or leasing them.

Council suggested that this item be deferred as the information will be similar to the others and should be heard all together. Number 4, 5 and 6 should be deferred until Council can hear 1, 2 and 3.

It was Moved by Councillor Gill
Seconded by Councillor Rasode

Before the motion was put to question:

It was Moved by Councillor Gill
Seconded by Councillor Rasode
That Application 7909-0018-00 be deferred
to a future Council Meeting be heard at the same time as the similar applications.
Carried with Councillor Hunt opposed.

RES.R09-1046

5. **7909-0040-00**
15086 - 48 Avenue
Goldy Pataria / Nirender and Sukhjit Pataria
Non-farm Use under Section 20(3) of the ALC Act
in order to allow for truck parking.

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

It was Moved by Councillor Gill
Seconded by Councillor Rasode
That Application 7909-0040-00 be deferred.
Carried

RES.R09-1047

6. **7908-0291-00**
Portion of 6739 - 176 Street
AR-Way Enterprises Ltd.
ALR - Non-Farm Use / OCP Amendment / Temporary Industrial Use Permit
in order to legalize the expansion of an existing truck parking operation, into the ALR.

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

It was Moved by Councillor Gill
Seconded by Councillor Rasode
That Application 7908-0291-00 be deferred.
Carried

RES.R09-1048

COMMERCIAL/INDUSTRIAL

CLOVERDALE/CLAYTON

- 7. **7909-0020-00**
17608 Highway No. 10
Jordan DesRochers / Anna June MacEachern and
Arthur Richard MacEachern
 Development Permit
in order to permit a free-standing sign for an existing restaurant in Cloverdale.

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

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That Council approve the attached
 Development Permit No. 7909-0020-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R09-1049

Carried

NEWTON

- 8. **7909-0066-00**
15157 Highway No. 10
Dan Laflamme, Trilogy Properties / Investors Group Trust Co. Ltd.,
Inc. No. A33060
 Development Permit / Development Variance Permit
Development Permit and Development Variance Permit to allow additional fascia signage and increase the maximum allowable fascia sign area.

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

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

- 1. Council authorize staff to draft Development Permit No. 7909-0066-00 in accordance with the attached drawings (Appendix II).
- 2. Council approve Development Variance Permit No. 7909-0066-00 (Appendix III) varying the following to proceed to Public Notification:
 - (a) to vary the Sign By-law to allow an increase in the maximum permitted signs from two (2) to five (5) including two (2) channel letter signs, and three (3) square fascia signs; and

- (b) to vary the Sign By-law to allow the Shopper's Drug Mart to increase the maximum sign area from the allowable 44.5 square metres (479 sq. ft.) to 54.6 square metres (588 sq. ft.).

RES.R09-1050

Carried

9. **7908-0268-00**
12490 - 66 Avenue
Arvind Sharma / Jagir Kaur
OCP Amendment / Temporary Use Permit
in order to permit a temporary nursery, landscaping and plant retail business for a period of 2 years.

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

It was

Moved by Councillor Martin
Seconded by Councillor Hepner
That:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Use 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 Commercial Use Permit No. 7908-0268-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) submission of landscaping security;
 - (d) submission of adequate security to ensure the site is restored to its vacant state, upon expiration of the Temporary Commercial Use Permit; and

(e) the applicant satisfactorily address site/building requirements, to the satisfaction of the City and BC Hydro.

RES.R09-1051 Carried with Councillor Bose opposed.

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 91 Amendment By-law 2009, No. 16958" pass its first reading.

RES.R09-1052 Carried with Councillor Bose opposed.

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

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 91 Amendment By-law 2009, No. 16958" pass its second reading.

RES.R09-1053 Carried with Councillor Bose opposed.

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, Text No. 91 Amendment By-law 2009, No. 16958" be held at the City Hall on June 29, 2009, at 7:00 p.m.

RES.R09-1054 Carried

10. 7908-0261-00
12940/50 - 80 Avenue
Jasmal Singh Sran, Nav Developments Ltd., Inc. No. 0718206
Nav Developments Ltd., Inc. No. 0718206
 Development Permit
in order to install a free-standing sign for an industrial complex.

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

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That Council approve the attached Development Permit No. 7908-0261-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R09-1055 Carried

SOUTH SURREY

11. 7908-0311-00
 12159 Sullivan Street
 Laura Jones, Pacific Land Resource Group Inc. / Deja Enterprises Ltd.,
 Inc. No. 151770
 Rezoning from C-4 to CD (based on C-5)
*in order to permit additional commercial uses in an existing non-conforming
 commercial building in Crescent Beach.*

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

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That

1. a By-law be introduced to rezone the subject site from "Local Commercial Zone (C-4)" (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:
 - (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; and
 - (b) registration of a Section 219 Restrictive Covenant to address existing building non-conformity and ensure future development will conform to the prevailing zoning regulations at that time.

RES.R09-1056 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 16959" pass its first reading.

RES.R09-1057 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 2009, No. 16959" pass its second reading.

RES.R09-1058 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 2009, No. 16959" be held at the City
 Hall on June 29, 2009, at 7:00 p.m.
 RES.R09-1059 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

12. **7906-0389-00**
8247 and 8265 - 161 Street
Dave Boswell of Focus Architecture Inc. / Surelok Fleetwood Development
Ltd., Inc. No. 0745183
 Rezoning from RA to RM-30 / Development Permit
 Development Variance Permit
in order to permit the development of 49 townhouse units.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his 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 "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
 2. Council authorize staff to draft Development Permit No. 7906-0389-00 in accordance with the attached drawings (Appendix II).
 3. Council approve Development Variance Permit No. 7906-0389-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (east) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.25 metres (11 ft.);
 - (b) to reduce the minimum rear (west) and side (north and south) yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
 - (c) to vary the RM-30 Zone to allow for tandem parking to be located at 3.25 metres (11 ft.) from lot entrances/exits.

- 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) 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 no indoor amenity space; and
 - (i) issuance of Development Variance Permit No. 7906-0389-00.

RES.R09-1060

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law 2009, No. 16960" pass its first reading.

RES.R09-1061

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 2009, No. 16960" pass its second reading.

RES.R09-1062

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 2009, No. 16960" be held at the City Hall on June 29, 2009, at 7:00 p.m.

RES.R09-1063

Carried

NEWTON

13. **7909-0005-00**

6701 - 132A Street

Nigel Gentry / Jeremy Michael Phillips and Nigel Howard Gentry

Partial Land Use Contract Discharge / Development Variance Permit

in order to allow the underlying RF-G Zone to come into effect and permit the construction of an attached garage on a single family lot. The DVP is intended to reflect the setbacks prescribed in the Land Use Contract.

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

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

That

1. a By-law be introduced to partially discharge Land Use Contract No. 372 from the subject property at 6701 - 132A Street and a date for Public Hearing be set.
2. Council approve Development Variance Permit No. 7909-0005-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 3.9 metres (12.9 ft.);
 - (b) to reduce the minimum flanking side yard setback of the RF-G Zone from 3.6 metres (12.0 ft.) to 3.0 metres (9.8 ft.); and
 - (c) to vary the minimum rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 8.1 metres (26.6 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; and

(b) the applicant removes the existing driveway and replaces the existing wood fence along the northern property line, including installation of a gate alongside the proposed garage.

RES.R09-1064 Carried

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 372,
Authorization By-law, 1978, No. 5715 Partial Discharge By-law, 2009, No. 16961"
pass its first reading.

RES.R09-1065 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 372,
Authorization By-law, 1978, No. 5715 Partial Discharge By-law, 2009, No. 16961"
pass its second reading.

RES.R09-1066 Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 372, Authorization By-law, 1978, No. 5715 Partial Discharge By-law,
2009, No. 16961" be held at the City Hall on June 29, 2009, at 7:00 p.m.

RES.R09-1067 Carried

It was Moved by Councillor Bose
Seconded by Councillor Hunt
That staff prepare a Corporate Report that
discusses the merits, when an application is received by the City that requires the
discharge of a land use contract from a single lot, of canvassing the owners of all of
the lots that are covered by the same land use contract to determine if there is
broader interest in having the land use contract discharged from other lots and if
such broader interest exists to take action toward discharging the Land use
contract from those lots at the same time.

RES.R09-1068 Carried

SOUTH SURREY

- 14. **7909-0092-00**
12828, 12832, 12838 and 12842 - 26 Avenue
Brian Woznikoski / Athwal Construction Inc., Inc. No. 403906 and
Brian Woznikoski
 Development Variance Permit
in order to reduce the minimum required separation between the principal building and the detached garage from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) on 4 single family small lots.

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

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That Council approve Development Variance
 Permit No. 7909-0092-00, (Appendix III) varying the following, to proceed to
 Public Notification:

- (a) to reduce the minimum separation distance between the principal building and the detached garage of the RF-9 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.).

RES.R09-1069

Carried

- 15. **7909-0062-00**
2970 King George Highway
Miles Alperstein / The Watermark at Southpointe Holdings Corp.,
Inc. No. 754740
 Amend CD By-law No. 16246
in order to allow subdivision into an airspace parcel and a remainder lot.

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

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That a By-law be introduced to amend
 Comprehensive Development By-law No. 16246 and a date be set for Public
 Hearing.

RES.R09-1070

Carried

RES.R09-1071 It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2007, No. 16246 Amendment By-law, 2009, No. 16962" pass its
 first reading.
Carried

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

RES.R09-1072 It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2007, No. 16246 Amendment By-law, 2009, No. 16962" pass its
 second reading.
Carried

RES.R09-1073 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, 2007, No. 16246 Amendment By-law,
 2009, No. 16962" be held at the City Hall on June 29, 2009, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

- 1. **Roger and Patti Chabot**
 File: 4520-20; 0550-20-10

Roger and Patti Chabot were in attendance before Council to review and appeal the refusal of their Building Permit application for property located at 2250 Christopherson Road (Site 2).

A relaxation of the previous building standards for this site is being requested. They have lived on the property for 30 years which was acquired from Patti's parents and been in the family since 1945. They have worked hard over the years to not overburden the bank and to maintain it to the best of their ability.

They have recently decided they would like to build a retirement home on the site and took the initiative to hire an Engineer to conduct a feasibility study of the site.

However, in speaking with the City, Surrey has not provided them with any verbal or written criteria as to what they can build on the site.

Newer homes that have been built in the area along the bluff are closer to the edge than what they are proposing. It is requested that Council provide their opinion as to what type of building would be allowed on the site so they can move forward with their plans.

It was Moved by Councillor Villeneuve
Seconded by Councillor Rasode
That this application be referred to the City
Manager's office to find a resolution.

RES.R09-1074 Carried

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16361"
7906-0268-00 - Gurnam and Harbans Randhawa, c/o H.Y. Engineering Ltd.
(Richard Brooks)

RF to RF-SD (BL 12000) - 13086 Old Yale Road - to permit the development of 4 semi-detached (duplex) residential buildings on 8 single family residential lots.

Approved by Council: April 2, 2007

- * Planning & Development advise (see memorandum dated June 1, 2009 in by-law back-up) that By-law No. 16361 should be filed as the agent for the applicant has advised the owner has passed away and the family does not wish to proceed with the application.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2007, No. 16361" be filed.

RES.R09-1075 Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16730"

7908-0108-00 - Zhi Chao Gao and Fan Liu,
c/o Linda Wang, ASCY Enterprises Ltd.

RF to CD (BL 12000) - 12454 - 113B Avenue - to permit the addition of a detached secondary dwelling unit.

Approved by Council: July 14, 2008

- * Planning & Development advise (see memorandum dated June 10, 2009 in by-law back-up) that By-law No. 16730 should be filed as the applicant has requested that the file be closed.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16730" be filed.

RES.R09-1076

Carried

FINAL ADOPTIONS

- 3. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 81 Amendment By-law, 2008, No. 16562, Amendment By-law, 2009, No. 16889"

7909-0027-00 - Arzoo Enterprises Ltd., c/o Baldev Nijjer

To amend "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 81 Amendment By-law, 2008, No. 16562" to revise Temporary Commercial Use Permit Area No. 18 to allow temporary highway commercial uses on the property located at 7127 King George Highway.

Approved by Council: March 9, 2009

Note: A Temporary Use Permit (7909-0027-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.2(a).

- * Planning & Development advise (see memorandum dated June 3, 2009 in by-law back-up) that the applicant has addressed concerns about landscaping by increasing the quality of landscaping on the site (as shown in the photos provided in by-law back-up). Additionally, staff contacted B.C. Hydro regarding cleanup of the B.C. Hydro railway right-of-way property behind the site.

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 81 Amendment By-law, 2008, No. 16562,
 Amendment By-law, 2009, No. 16889" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R09-1077 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16879"

7908-0255-00 - Ekam Development Ltd., c/o Coastland Engineering &
 Surveying Ltd. (Mike Helle)

RA to RF (BL 12000) - 7428 - 124 Street - to allow subdivision into three
 single family lots, including a remnant lot with future subdivision
 potential.

Approved by Council: February 9, 2009

- * Planning & Development advise (see memorandum dated June 11, 2009 in by-law
 back-up) that it is now in order for Council to pass a resolution amending the
 Newton Local Area Plan to redesignate the site from "Suburban Residential
 (1/2 Acre)" to "Urban Residential".

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Council amend the Newton Local Area
 Plan to redesignate the site from "Suburban Residential (1/2 Acre)" to
 "Urban Residential".

RES.R09-1078 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16879" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R09-1079 Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 190 Amendment
 By-law, 2007, No. 16440"

7905-0395-00 - BBC Development Ltd., Sukhdev Gill and
 Balvinder Shergill, c/o James Pernu, McElhanney Consulting
 Services Ltd.

To authorize the redesignation of property at 8119 - 146 Street from "Suburban
 (SUB)" to "Urban (URB)".

Approved by Council: July 23, 2007

This by-law is proceeding in conjunction with By-law 16441.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 190 Amendment By law, 2007, No. 16440" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1080

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16441"

7905-0395-00 - BBC Development Ltd., Sukhdev Gill and
 Balvinder Shergill, c/o James Pernu, McElhanney Consulting
 Services Ltd.

RA (BL 12000) and CD (BL 14425) to RF-12 (BL 12000) - 8119 - 146 Street and
 14522 - 81 Avenue - to permit subdivision into approximately 23 small single
 family lots with dedicated open space.

Approved by Council: July 23, 2007

This by-law is proceeding in conjunction with By-law 16440.

* Planning & Development advise (see memorandum dated June 11, 2009 in by-law
 back-up) the Building Scheme that was originally filed with the City Clerk has
 been replaced with a new copy which is consistent with the copy previously
 provided. The building scheme has been developed by a Design Consultant based
 on a character study of the surrounding neighbourhood. The building scheme will
 be registered concurrently with the subdivision plan pursuant to Section 220 of the
Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the
 building scheme to the land.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2007, No. 16441" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R09-1081

Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 87 Amendment By-law, 2009, No. 16941"

7908-0062-00 - B.C. Transportation Financing Authority, R & R Trading Co. Ltd.
c/o Pacific Land Resource Group Inc. (Bruce McWilliam)

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading "Temporary Industrial Use Permit Areas" by adding a new heading "Temporary Industrial Use Permit Area No. 30 - Outdoor Steel Storage". This application will allow a temporary office and steel storage yard for a period not to exceed two years on the site located at 10669, 10695, 10749 and 10775 Fir Road, 11927 Tannery Road and 10660 Speen Road.

Approved by Council: May 4, 2009

Note: A Temporary Use Permit (7908-0062-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.2(b).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 87 Amendment By-law, 2009, No. 16941" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1082

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16649"

7907-0262-00 - Athwal Construction Inc., Fleetwood Commerce Court Inc.,
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA to RF (BL 12000) - 8040 - 160 Street - to allow subdivision into 7 single family residential lots.

Approved by Council: April 28, 2008

- * Planning & Development advise that (see memorandum dated June 11, 2009 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 neighborhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16649" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R09-1083 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16868"
 7908-0239-00 - Fred Kilby and Jean Carriere, c/o Cressey (Douglas) Development
 Limited Partnership (Bob Ambardar)
 RF to RF-9 (BL 12000) - Portion of 172 - 172 Street - to allow subdivision into
 two single family small lots and a remainder parcel.

Approved by Council: December 15, 2008

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16868" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R09-1084 Carried

MISCELLANEOUS

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16942"

7909-0012-00 - City of Surrey, c/o CEI Architecture (Sid Johnson)

RF and CD (BL 5035 as amended) to CD (BL 12000) - 17620, 17644, 17650
 and 17668 - 62 Avenue, 6184 - 176 Street, Portion of 17755 - 60 Avenue and
 6142 - 176 Street - to permit the development of the Cloverdale Multi-
 Purpose Centre.

Approved by Council: May 4, 2009

Note: A Development Permit (7909-0012-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(a).

- * Planning & Development advise (see memorandum dated June 11, 2009 in by-law
 back-up) that a minor modification was required to the siting of the proposed
 garbage enclosure along the south property line. As a result, it is recommended
 the By-law be amended to reflect the zero setback that is proposed, rather than
 7.5 metres (25 ft.). It is therefore requested that Council consider rescinding and
 amending the by-law accordingly, prior to considering the by-law for final

adoption. Council is advised that a new Public Hearing is not required as the proposed amendment does not affect use or density.

RES.R09-1085
 It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That Council rescind Resolution R09-943 of the May 25, 2009 Regular Council-Public Hearing Minutes passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16942".
Carried

RES.R09-1086
 It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16942" by deleting Section F. Yards and Setbacks and replacing the section with the revised Section F shown in the memorandum in by-law back-up.
Carried

RES.R09-1087
 It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16942" pass its third reading as amended.
Carried

RES.R09-1088
 It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16942" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7909-0012-00**
Sid Johnson, CEI Architecture
City of Surrey
 17668, 17650, 17644 and 17620 - 62 Avenue;
 Portion of 6142 & 6184 - 176 Street;
 Portion of 17755 - 60 Avenue

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

"That Development Permit No. 7909-0012-00 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 16942 under Item H.10.

It was
Moved by Councillor Hunt
Seconded by Councillor Hepner
That Development Permit No. 7909-0012-00 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.R09-1089

Carried

- (b) **Development Permit No. 7908-0085-00**
Wojciech Grzybowicz, WG Architecture Inc. / Centex Projects Ltd.,
Inc. No. 771288
9450 - 120 Street

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

"That Development Permit No. 7908-0085-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was
Moved by Councillor Hunt
Seconded by Councillor Hepner
That Development Permit No. 7908-0085-00 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.R09-1090

Carried

2. **Formal Approval of Temporary Use Permits**

- (a) **Temporary Commercial Use Permit No. 7909-0027-00**
Arzoo Enterprises Ltd., c/o Baldev Nijjer
 7127 King George Highway

To allow temporary vehicle rental uses in addition to temporary auto repair, tire retail, car detailing and car wash for a period not to exceed two years.

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

"That Temporary Commercial Use Permit No. 7909-0027-00 be issued to Arzoo Enterprises Ltd. to allow temporary vehicle rental uses in addition to temporary auto repair, tire retail, car detailing and car wash for a period not to exceed two years on the site more particularly described as Lot 1, Section 17, Township 2, New Westminster District, Plan 8939, and that the Mayor and Clerk be authorized to sign the necessary documents."

Note: See By-law No. 16889 under Item H.3.

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Temporary Commercial Use Permit
 No. 7909-0027-00 be issued to Arzoo Enterprises Ltd. to allow temporary vehicle rental uses in addition to temporary auto repair, tire retail, car detailing and car wash for a period not to exceed two years on the site more particularly described as Lot 1, Section 17, Township 2, New Westminster District, Plan 8939, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R09-1091

Carried

- (b) **Temporary Industrial Use Permit No. 7908-0062-00**
R & R Trading Co. Ltd. and BC Transportation Financing Authority
Pacific Land Resource Group Inc. (Bruce McWilliam)
 10669, 10695, 10749, 10775 Fir Road, 11927 Tannery Road, and
 10660 Speen Road

To allow a temporary office and outside steel storage yard for a period not to exceed two years.

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

"That Temporary Industrial Use Permit No. 7908-0062-00 be issued to R & R Trading Co. Ltd. to allow a temporary office and outside steel storage

yard for a period not to exceed two years on the site more particularly described as Lot B, District Lot 6, Group 2, New Westminster District, Plan 70521; Lot C, District Lot 5, Group 2, New Westminster District, Plan 70521; Lot 5, Except: Part Subdivided by Plan 70521, District Lot 5, Group 2, New Westminster District, Plan 5502; Lot 2, Except: Part Subdivided by Plan 70521, District Lot 5, Group 2, New Westminster District, Plan 5502; Lot A (X35544), Block 18, District Lot 7, Group 2, New Westminster District, Plan 546, and Lot 1, Block 18, District Lot 7, Group 2, New Westminster District, Plan LMP17747, and that the Mayor and Clerk be authorized to sign the necessary documents."

Note: See By-law No. 16941 under Item H.7.

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That Temporary Industrial Use Permit
 No. 7908-0062-00 be issued to R & R Trading Co. Ltd. to allow a temporary office and outside steel storage yard for a period not to exceed two years on the site more particularly described as Lot B, District Lot 6, Group 2, New Westminster District, Plan 70521; Lot C, District Lot 5, Group 2, New Westminster District, Plan 70521; Lot 5, Except: Part Subdivided by Plan 70521, District Lot 5, Group 2, New Westminster District, Plan 5502; Lot 2, Except: Part Subdivided by Plan 70521, District Lot 5, Group 2, New Westminster District, Plan 5502; Lot A (X35544), Block 18, District Lot 7, Group 2, New Westminster District, Plan 546, and Lot 1, Block 18, District Lot 7, Group 2, New Westminster District, Plan LMP17747, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R09-1092 Carried

J. OTHER BUSINESS

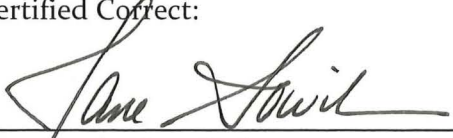
K. ADJOURNMENT

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

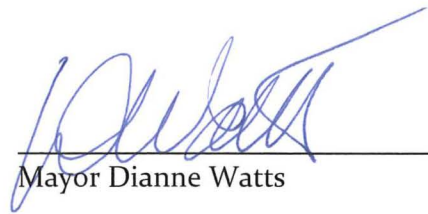
RES.R09-1093 Carried

The Regular Council- Land Use meeting adjourned at 6:20 p.m.

Certified Correct:



Jane Sowik, City Clerk



Mayor Dianne Watts