

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****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7909-0108-00**
19292 - 60 Avenue
Doug Gulevich / Cambridge Business Centres Inc., Inc. No. 115798
282783 B.C. Ltd. (Incorporation #282783)
Director Information:
Robert Bontkes / Peter A. Riezebos
Officer Information: (as at September 19, 2008)
Robert Bontkes (President) / Christina Bontkes (Secretary)
Development Permit
in order to permit a free-standing sign for a multi-tenant industrial building.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That Council approve the attached
 Development Permit No. 7909-0108-00 (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.R09-1180

Carried

2. **7905-0284-00**
1955 Fraser Highway
Norman I. Zottenberg Architecture / West Willow Holdings Inc.,
Inc. No. 369063
 Development Permit
*in order to permit the construction of a commercial building in an existing shopping
 centre.*

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. 7905-0284-00 (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.R09-1181

Carried

FLEETWOOD/GUILDFORD

3. **7908-0130-00**
14922 Fraser Highway
Sana Riffat Khawaja / Sana Riffat Khawaja
 Land Use Contract Discharge to allow the underlying C-4 Zone to regulate the site
 Development Permit / Development Variance Permit
*in order to permit the development of a two-storey building with a convenience store
 on the ground floor and a dwelling unit on the second floor.*

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

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

1. a By-law be introduced to discharge Land Use Contract No. 219 and a date
 for Public Hearing be set.

2. Council authorize staff to draft Development Permit No. 7908-0130-00 in accordance with the attached drawings (Appendix II):

3. Council approve Development Variance Permit No. 7908-0130-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the C-4 Zone from 7.5 metres (25 ft.) to 1.93 metres (6 ft.);
 - (b) to reduce the minimum west side yard setback of the C-4 Zone from 7.5 metres (25 ft.) to 1.04 metre (3 ft.);
 - (c) to reduce the minimum east side yard setback of the C-4 Zone from 6.0 metres (20 ft.) to 1.32 metres (4 ft.); and
 - (d) to vary the Surrey Sign By-law, 1999, No. 13656, to increase the maximum number of fascia signs from 2 to 3.

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 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) submission of a road dedication plan; and
 - (f) issuance of Development Variance Permit No. 7908-0130-00.

RES.R09-1182

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

Authorization By-law, 1976, No. 4942 Discharge By-law, 2009, No. 16976" pass its first reading.

That "Surrey Land Use Contract No. 219,

RES.R09-1183

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 219,
Authorization By-law, 1976, No. 4942 Discharge By-law, 2009, No. 16976" pass its
second reading.

RES.R09-1184

Carried

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Land Use
Contract No. 219, Authorization By-law, 1976, No. 4942 Discharge By-law, 2009,
No. 16976" be held at the City Hall on July 27, 2009, at 7:00 p.m.

RES.R09-1185

CarriedNEWTON

Councillor Hunt disclosed that he owns property across the street from the development application 7908-0128-00.

4. **7908-0128-00**
6680 - 152 Street and 15231, 15309 and 15361 - 66 Avenue
Aplin & Martin Consultants Ltd. / 0695661 B.C. Ltd., Inc. No. 0695661
Director Information:
Jarnail Singh Purewall / Surinder Singh Purewall
Officer Information: (as at May 21, 2007)
Jarnail Singh Purewall (President) / Surinder Singh Purewall (Secretary)
Elegant Holdings Ltd, Inc. No. 559520 / Sandhu Malri Holdings Inc.,
Inc. No. 0699102 / 0726258 B.C. Ltd., Inc. No. 0726258
Director Information:
Baljinder Pal Singh Athwal / Pavitar Kaur Sehbey
Charanjit Singh / Charanjit Kaur Sran
Officer Information: (as at June 2, 2008)
Charanjit Kaur Sran (President, Secretary)
 NCP Amendment to amend the drainage servicing concept and road pattern
 affecting the East Newton Business Park NCP
 Rezoning from A-1 to CD (based on IB) / Development Permit
*in order to allow subdivision into fifteen (15) business park lots and one (1) future
 commercial lot, and to establish parameters for the future development of these lots.*

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Rasode
That:

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0128-00 in accordance with the attached drawings (Appendix VIII).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey 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 future Lot 3 until future rezoning to a local commercial use;
 - (f) submission of design details and registration of a statutory right-of-way over the public plaza areas, including financial securities for future installation of the plazas;
 - (g) registration of a Section 219 Restrictive Covenant requiring installation of on-site biofiltration works on each lot at the time of development; and
 - (h) registration of a Section 219 Restrictive Covenant for tree retention.
4. Council pass a resolution to amend the East Newton Business Park NCP to redesignate a portion of the property at 15410 - 68 Avenue from "Biofiltration (wetlands)" to "Business Park", delete the portion of 153 Street between 67 Avenue and 68 Avenue from the plan and when the project is considered for final adoption (Appendix VI).

RES.R09-1186

Carried

RES.R09-1187 It was Moved by Councillor Villeneuve
 Seconded by Councillor Rasode
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 16977" pass its first reading.
Carried

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

RES.R09-1188 It was Moved by Councillor Villeneuve
 Seconded by Councillor Rasode
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 16977" pass its second reading.
Carried

RES.R09-1189 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. 16977" be held at the City
 Hall on July 27, 2009, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

5. 7908-0300-00
 18044 - 96 Avenue
 Mike Helle, Coastland Engineering & Surveying Ltd. / 0732402 B.C. Ltd.,
 Inc. No. 0732402
Director Information:
 Xian Pei Liu / Xiaoqing Ouyang
No Officer Information Filed as at August 12, 2008
 Man Deck Enterprises Inc., Inc. No. 0460097 /
 DMS Holding Inc., Inc. No. 0469804
 0732189 B.C. Ltd., Inc. No. 0732189
Director Information:
 Susan Kim Shan Yeun
Officer Information: (as at August 10, 2008)
 Susan Yeun (President) / Sunho Enterprises Ltd., Inc. No. 0409601
 Kamsing Enterprises Ltd., Inc. No. 0638227
 Development Variance Permit
*in order to vary the works and services requirement of the Subdivision &
 Development By-law to facilitate a 2-lot subdivision.*

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

It was Moved by Councillor Bose
 Seconded by Councillor Hunt
 That Council approve Development Variance
 Permit No. 7908-0300-00, (Appendix IV) varying the following, to proceed to
 Public Notification:

- (a) to waive the requirement of the Subdivision & Development By-law, 1986,
 No. 8830 as amended by deferring the works and services, service
 connections, and sewer/septic requirements, to proposed Lots 1 and 2 until
 rezoning of the subject site in accordance with the future NCP for the area.

RES.R09-1190

CarriedNEWTON**6. 7909-0119-00****7514 - 149A Street****Gurinder Grewal / Prem Singh Vinning and Jagir Kaur Vinning**

Development Variance Permit

*in order to vary the minimum front yard setback of the RH Zone to permit
 construction of an accessory building (garage).*

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

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

1. Council approve Development Variance Permit No. 7909-0119-00,
 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback for accessory buildings
 of the RH Zone from 18 metres (59 ft.) to 15.64 metres (52 ft.).
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.R09-1191

Carried

7. **7909-0091-00**
13220 - 64 Avenue
Adrian Tuck, Alpha Neon Ltd. / The Board of Education of School District
No. 36 (Surrey)
 Development Variance Permit
in order to increase the maximum height and sign area for a free-standing sign for
École Panorama Ridge Secondary School.

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

It was Moved by Councillor Rasode
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7909-0091-00, (Appendix II) varying the following, to proceed to Public
 Notification:

- (a) to vary the Sign By-law to increase the maximum sign height of a free-standing sign in residential zones from 3.3 metres (12 ft.) to 4.6 metres (15 ft.); and
- (b) to vary the Sign By-law to increase the maximum sign area of a free-standing sign in residential zones from 0.6 square metre (6 sq.ft.) to 5.9 square metres (64 sq. ft.).

RES.R09-1192

Carried

SOUTH SURREY

8. **7909-0102-00**
12738 Beckett Road
Susan Prins / Miles Murray and Susan Prins
 Development Variance Permit
in order to vary the building height for a detached garage.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That

1. Council approve Development Variance Permit No. 7909-0102-00, (Appendix III) varying the following, to proceed to Public Notification:
- (a) to vary the maximum building height of accessory buildings and structures greater than 10 square metres (105 sq. ft.) of the "Half-Acre Residential Zone (RH)" from 4.0 metres (13 ft.) to 4.98 metres (16.3 ft.).

2. Council instruct staff to resolve the following issue prior to approval:

- (a) registration of a Section 219 Restrictive Covenant with a \$10,000 security to ensure the construction of a new house on the property to match the existing detached garage within five years.

RES.R09-1193

Carried

Mayor Watts disclosed that her children attend the school that is part of the application 7909-0086-00.

9. **7909-0086-00**
2656 - 160 Street
Margot Cummings / South Surrey Independent School Society,
Inc. No. 31705S
 Development Variance Permit
in order to allow a second free-standing sign and vary the front setback requirement for this second free-standing sign for Southridge School.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance Permit No. 7909-0086-00, (Appendix II) varying the following, to proceed to Public Notification:

- (a) to vary the Sign By-law to permit a second free-standing sign along the highway frontage; and
- (b) to vary the Sign By-law to reduce the minimum setback requirement for a free-standing sign from 2.3 metres (7.5 ft.) to 1.1 metres (3.7 ft.).

RES.R09-1194

Carried

10. **7909-0073-00**
2830 O'Hara Lane
Chuck Lawson / Charles Henry Michael Lawson and Andria Lynn Lawson
 Rezoning from RF to CD (based on RF)
in order to permit the construction of a detached garage.

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

It was Moved by Councillor Rasode
Seconded by Councillor Gill
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 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.

RES.R09-1195 Carried

It was Moved by Councillor Rasode
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 16978" pass its first reading.

RES.R09-1196 Carried

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

It was Moved by Councillor Rasode
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 16978" pass its second reading.

RES.R09-1197 Carried

It was then Moved by Councillor Rasode
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2009, No. 16978" be held at the City
Hall on July 27, 2009, at 7:00 p.m.

RES.R09-1198 Carried

11. **7906-0211-00**
2205 and 2227 King George Highway
Lance Barnett, Barnett Dembek Architects Inc. / Antonio John Marinelli,
Peter Thomas Cantafio and Angelo Marinelli
Rezoning from RF to CD (based on RM-15) / Development Permit
in order to permit the development of a 7-unit townhouse complex.

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

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the properties at 2025 and 2227 King George Highway and a portion of the 156 Street road allowance shown as Block "A" on Appendix I 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. 7906-0211-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate, including details of the required landscape buffer/berm along King George Highway and financial securities in this regard, to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (g) completion of the closure and consolidation of 173 square metres (1,860 sq. ft.) of the 156 Street road allowance fronting the site; and
 - (h) the applicant adequately address the impact of no indoor amenity space.

4. Council pass a resolution to amend the King George Highway Corridor Local Area Plan NCP/Local Area Plan to redesignate the site from "Single Family Residential (6 upa)" to "Townhouses (15 upa)" when the project is considered for final adoption.

RES.R09-1199 Carried with Councillor Bose against.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 16979" pass its first reading.

RES.R09-1200 Carried with Councillor Bose against.

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. 16979" pass its second reading.

RES.R09-1201 Carried with Councillor Bose against.

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2009, No. 16979" be held at the City
Hall on July 27, 2009, at 7:00 p.m.

RES.R09-1202 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

12. **7907-0177-00**
8615, 8625, 8635 and 8655 - 160 Street
Colin Hogan, Focus Architecture Inc. / Donald Ralph Rapeer
Charnpal Singh Gill, Sukhjinder Singh Kang and Amardeep Singh Dhaliwal
Indeep Singh Gill and Rajvir Kaur Kang
Rezoning from RF to CD (based on C-15) / Development Permit
*in order to permit the development of a mixed-use development consisting of
169 residential units and approximately 3,162 square metres of commercial floor
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 Gill
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 approve the applicant's request to reduce the amount of required indoor amenity space from 507 square metres (5,457 sq. ft.) to 359 square metres (3,864 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7907-0177-00 in accordance with the attached drawings (Appendix II).
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 consolidation plan with road dedication, 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 finalized 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) the applicant adequately address the impact of reduced indoor amenity space; and
 - (h) preparation and registration of a statutory right-of-way for public rights-of-passage between the building face and 160 Street and 86A Avenue for patrons of the at grade commercial units.

RES.R09-1203

Carried

3. Council approve the following proposed liquor primary liquor license amendment to proceed to Public Notification:
 - (a) the addition of two (2) outdoor patios with a combined person capacity of 28; and
 - (b) the extension of hours

from: 10:00 a.m. to 12:00 midnight Monday to Thursday;
10:00 a.m. to 1:00 a.m. Friday and Saturday; and
11:00 a.m. to 12:00 midnight Sunday

to: 10:00 a.m. to 1:00 a.m. Monday to Saturday; and
11:00 a.m. to 1:00 a.m. Sunday.
4. Council authorize staff to draft Development Permit No. 7909-0120-00 in accordance with the attached drawings (Appendix II).
5. Council approve Temporary Use Permit No. 7909-0120-00 (Appendix III) to proceed to Public Notification.
6. Council instruct staff to resolve the following issues prior to final approval:
 - (a) registration of the appropriate access agreements to permit patrons and staff of the Derby Bar & Grill at 17637 - 1 Avenue to access the outdoor patios located on the adjacent property at 17735 - 1 Avenue; and
 - (b) the applicant enter into a "Good Neighbour Agreement" to ensure minimal impact to the surrounding neighbourhood.

RES.R09-1207 Carried with Councillor Hunt against.

It was Moved by Councillor Rasode
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 92 Amendment By-law 2009, No. 16981" pass its
first reading.

RES.R09-1208 Carried with Councillor Hunt against.

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

It was Moved by Councillor Rasode
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 92 Amendment By-law 2009, No. 16981" pass its
second reading.

RES.R09-1209 Carried with Councillor Hunt against.

It was then
 Moved by Councillor Rasode
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 92 Amendment By-law 2009,
 No. 16981" be held at the City Hall on July 27, 2009, at 7:00 p.m.
 RES.R09-1210 Carried

SURREY CITY CENTRE/WHALLEY

14. **7909-0082-00**
13670 - 94A Avenue
Doug Purdy and Jack Clarkson, CPA Development Consultants
City of Surrey

Rezoning from RA to CD (based on RM-45 and RMS-2) / Development Permit
*in order to permit the development of a facility to provide drug and alcohol
 treatment, rehabilitation and supportive housing.*

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

Casey Clarkson, CPA Development Consultants was in attendance and responded
 to questions from Council that at this time there has not been a commitment from
 Fraser Health on the operational funding for their component and BC Housing
 funding is all in place for the construction of the project. The property to the east
 is Phoenix House and they will operate a portion of the facility and they will be
 sharing a driveway.

Mike Wilson, Executive Director of the Phoenix House was in attendance and
 responded to questions from Council, stating that there are operational details
 regarding the stabilization beds and the sobering centre yet to be completed, and
 the funding is yet to be determined. Phoenix House solely owns the land in which
 their building will be located.

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a Housing Agreement By-law be introduced to regulate the types of people residing in the proposed development.
3. Council authorize staff to draft Development Permit No. 7909-0082-00 in accordance with the attached drawings (Appendix II).

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 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) registration of a Section 219 Restrictive Covenant for tree protection on the west side of the site;
 - (f) registration of a shared access easement agreement with the owner's of the adjacent property to the east (13686 - 94A Avenue); and
 - (g) approval of a Housing Agreement By-law.

RES.R09-1211

Carried

It was

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

Amendment By-law 2009, No. 16982" pass its first reading.

RES.R09-1212

Carried

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

It was

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

Amendment By-law 2009, No. 16982" pass its second reading.

RES.R09-1213

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 2009, No. 16982" be held at the City
 Hall on July 27, 2009, at 7:00 p.m.

RES.R09-1214

Carried

3. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 12536) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council pass a resolution of non-opposition to the proposed helipad operation on the subject site and instruct the City Clerk to forward the resolution to Transport Canada.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) input from the Department of Fisheries and Oceans (DFO) with respect to stream setback protection;
 - (b) registration of a Restrictive Covenant for stream setback protection on the lot at 13605 - 94A Avenue and on the lot at 13750 - 96 Avenue, if required by DFO;
 - (c) completion of a traffic study and parking study to the specifications and satisfaction of the General Manager, Engineering;
 - (d) the submission of an acceptable Master Plan for the Surrey Memorial Hospital site in accordance to the Key Urban Design Principles (Appendix V) to the satisfaction of the General Manager, Planning & Development; and
 - (e) dedication of required road widening on all four City roads adjoining the Surrey Memorial Hospital site.

RES.R09-1218

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 243 Amendment By law 2009, No. 16984" pass its first reading.

RES.R09-1219

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 243 Amendment By law 2009, No. 16984" pass its second reading.

RES.R09-1220

Carried

- RES.R09-1221 It was then Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 243 Amendment By law 2009,
No. 16984" be held at the City Hall on July 27, 2009, at 7:00 p.m.
Carried
- RES.R09-1222 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 16985" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R09-1223 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 16985" pass its second reading.
Carried
- RES.R09-1224 It was then Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2009, No. 16985" be held at the City
Hall on July 27, 2009, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

D. ITEMS DEFERRED BY COUNCIL

At the June 15 & 29, 2009 Regular Council - Land Use, Council deferred consideration of the following applications:

Councillor Rasode provided comments regarding the items deferred by Council, stating there is a high-level of frustration on both sides, from the applicants and from those on Council that are trying to help. Council members have said it very clearly that the Agricultural Land Commission deals with agricultural land, we as Council have listened and tried to accommodate as best we can in the boundaries that we have, and we have also explained and encouraged all of the parties to lobby the Provincial Government, the MLAs, and the Agricultural Land Commission (ALC). She noted that she is not prepared to support non-agricultural uses on agricultural land, when the land is designated by the ALC. The advice that Council is giving is that the applicants go before the ALC, and Council hopes that the applicants will heed this advice.

Councillor Hunt advised on discussions at the Agricultural Advisory Committee regarding the 'home plate' - to try to preserve as much land as possible and to have a 'home plate'

that is one-acre, where the house, septic tank and farm buildings will be contained within this one acre. He suggested Council issue a TUP for parking within a portion of the one-acre 'home plate' area (on legitimate farms not on property that are clearly abusing land).

Councillor Gill advised that he is frustrated with trying to find available truck parking within Surrey for the applicants, and does not support truck parking on agricultural land, however sympathizes as he does not know where the applicants can park their trucks. He suggested that the applications be referred to the ALC for review, prior to Council taking any further action.

AGRICULTURAL

1. **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.

Bachittar Singh Rai, 3386 – 176 Street, the Applicant was in attendance and made the following comments during his presentation to Council:

- When the land was purchased it was cleared to allow the land to be farmed and trucks were allowed to park on the property.
- The property is used for the parking of 15 trucks and trailers owned by the property owner.
- Less than 2 acres are dedicated to the house, septic tank and field, barns and agricultural building.
- The property was cleared last week and berries and vegetables will be in the ground next season.
- Space is not rented to other trucks; only park 15 personally owned trucks are on the property.
- There is no security, no security cameras, and no lighting in the public truck parking facilities in Surrey. Border customs agencies require trucks to be parked under security. Security cameras will be installed on our property as soon as possible.
- 18 drivers are employed.
- Half of the land was cleared for the previous owner to grow vegetables. There is black peat on the back half portion of the subject lot. The soil was raised prior to the current owner purchasing the property, unsure of the amount of soil fill. The property is not elevated.
- There is currently nothing growing on the 20 acres.

It was Moved by Councillor Gill
 Seconded by Councillor Hunt
 That Application 7909-0052-00 be referred
 to the Agricultural Land Commission for consideration of non-farm use truck
 parking on a portion of the 1-acre farm 'home plate' prior to any action being taken
 by City Council.

RES.R09-1225

Carried with Councillor Bose and
 Councillor Villeneuve against

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.

Bhupinder Singh Aujla, 15832 Colebrook Road, the Applicant was in attendance and made the following comments during his presentation to Council:

- The current owner has owned the property for 4 years, he opened a small business, and now the business consists of 11 trucks and 22 drivers.
- The trucks are long haul truck and only stay 2 or 3 days on the property, most trips are 9 to 10 days in length.
- He has paid approximately \$12,000 to \$13,000 to Revenue Canada, \$25,000 to ICBC, \$5500 - \$6000 for WCB to operate the trucks.
- He cannot find any truck parking that is safe and secure for his trucks.
- He respects the farm land and planted blueberries last year, spending \$70,000 dollars on the landscaping and blueberry plants, money that was made from the trucking business.
- The neighbours may say that the truck noise is disturbing; the noise cannot be disturbing when there are trains that run through the property and the train whistles are continuous and loud.
- He had utilized the truck parking facility located at 82 Avenue and 126 Street; the truck was parked for 3 months and vandalized 10 times.
- Two properties were consolidated to allow for the truck parking.
- Truck parking facilities are asking for \$600 per truck, as an owner of 18 trucks this would not be feasible.

In response to questions from Council Staff advised:

- The onus is on the parking lot owner to ensure there is sufficient security and safety. The City can include a security criterion in the truck parking application process.
- Since 2002, 5 TUP applications for truck parking have been approved, containing a total of approximately 204 stalls. All of these TUPs have expired and two have applications for renewal, but are not in order for consideration of final approval. Currently, 4 of these sites still provide parking for approximately 172 over-sized trucks and 1 is no longer used for truck parking.

- The in-stream TUP applications for truck parking (except in the ALR):
 - 19 applications for temporary truck parks (outside the ALR) are in-process and could provide capacity for approximately 1,000 over-sized trucks.
 - 14 of the 19 sites are currently used for truck parking facilities accommodating approximate 1,288 over-sized trucks.
 - 9 applications are pre-Council.
 - 8 applications received approval to proceed (if no OCP amendment by-law involved) or 3rd reading (if OCP amendment by-law included).
 - Public Hearing was held on May 25, 2009 for 2 applications (on Grace Road) and then referred back to staff to address the concern of the neighbourhood (3rd Reading not given).

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Application 7909-0051-00 be referred to the Agricultural Land Commission for consideration of non-farm use truck parking on a portion of the 1-acre farm 'home plate' prior to any action being taken by City Council.

RES.R09-1226

Carried with Councillor Bose and Councillor Villeneuve against.

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.

Bruce McWilliam, Pacific Land Resource Group, representing Balraj Kang, the Applicant, was in attendance and made the following comments during his presentation to Council:

- He has reviewed ALR Policy 22 of the ALC and the A-1 zone.
- The property is a blueberry farm and the trucks and excavators are utilized on the 4.5 acres and the owner also has an offsite excavating enterprise.
- The owner owns the trucks and his family operates the trucks.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Application 7909-0050-00 be referred to the Agricultural Land Commission for consideration of non-farm use truck parking on a portion of the 1-acre farm 'home plate' prior to any action being taken by City Council.

RES.R09-1227

Carried with Councillor Bose and Councillor Villeneuve against.

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.

Ajaipal Sidhu, 3610 – 176 Street, resides in Delta and operates a business in the house, the Applicant was in attendance and made the following comments during his presentation to Council:

- As owners of the property we park our own trucks on the property, as there are not sufficient parking spaces available in the City of Surrey.
- The trucks are parked on wasted farm land, land that was not intended to be used for farming.
- The owners are committed to farming the property and will be planting more vegetation; they have a vested interest in agriculture and would not harm the farm land.
- Trucks that are doing cross border travelling require adequate security in place, public truck parking lots do not provide the security required. We have had both border agencies, (the Customs Trade Partnership Against Terrorism 'CTPAT' (US), and the, Canadian Border Services Agency 'CBSA' (CDN)), approve our property as secure enough to be enrolled in the cross border programs.
- Currently there are 11 trucks parked on the property.
- We have implemented limits on drivers as to when they can come into the yard and suspend drivers if not adhering to the limits.

It was

Moved by Councillor Hunt

Seconded by Councillor Gill

That Application 7909-0048-00 be referred to the Agricultural Land Commission for consideration of non-farm use truck parking on a portion of the 1-acre farm 'home plate' prior to any action being taken by City Council.

RES.R09-1228

Carried with Councillor Bose and Councillor Villeneuve against.

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.

Goldy Pataria, 15086 – 48 Avenue, the Applicant was in attendance and made the following comments during his presentation to Council:

- Moved to 4.9 acres in 2003 and currently owns a small trucking business, consisting of a fleet of 13 trucks. The trucks are utilized for long haul and are away from the property for many days at times.
- Three neighbours have signed a letter stating that they have no complaints with the parking of trucks on the property. The trucks are parked at the rear of the property and therefore do not obstruct views of the neighbours, and there have been no complaints regarding any noise for all the years that the trucks have been parked on the property.

Bal was in attendance to speak on behalf of the Applicant, following are comments made during her presentation:

- On May 2008 had Calysta Consulting conducted a test and review for any agricultural grow on the 4.9 acre site, based on the information received from the Engineer the report states that the land is not suitable for any type of agricultural growth, this is due to the poor soil and lack of nutrients needed for plant growth. The Engineer stated that the land has for several years not been suitable for agricultural use. The land is also periodically flooded during the winter. The cost for this report was approximately \$3,000.
- Rather than leaving the land lay dormant the land is being used for parking trucks which in turn has been creating needed employment for the drivers.
- A letter signed by the neighbours stating that they have no concerns or issues with the trucks parked on the property.
- The trucking business has been on a very slim profit margin and statistics show that due to the rising cost of fuel the trucking business has declined. Recession has also affected the trucking industry.
- Part of the requirement for cross border travel is that all 13 trucks be parked in one yard and meet the security criteria for long haul trucks crossing the border.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Application 7909-0040-00 be referred
 to the Agricultural Land Commission for consideration of non-farm use truck
 parking on a portion of the 1-acre farm 'home plate' prior to any action being taken
 by City Council.

RES.R09-1230

Carried with Councillor Bose and
 Councillor Villeneuve against.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That information provided by the applicant
 be received.

RES.R09-1229

Carried

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.

Scott Groom, the Applicant was in attendance and made the following comments during his presentation to Council:

- The property is currently a legal truck parking area, 1/3 of the property is zoned IL and would like to approach the ALC to expand the area.
- The MoT has provided an access into the site with a light, and there are 8 to 10 cameras that run 24 hours. The cameras record and also have remote access to view the property. The video system has been used to determine what has happened on site when there has been an issue.
- The site is currently holding approximately 80 trucks, if access is provided to the remainder of the property the site will be capable of holding another 300 to 400 trucks.

It was

Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That Application 7908-0291-00 be denied.
Carried

RES.R09-1231

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, 16556"
 7906-0171-00 - YJ Auto Market Ltd.
 IL-1 to CHI (BL 12000) - 10870 Scott Road -to allow automotive sales.

Approved by Council: January 14, 2008

- * Planning & Development advise that(see memorandum dated July 6, 2009 in by-law back-up) By-law No. 16556 should be filed as the application has been inactive since January, 2008 and the property was sold in November 2008. The applicant has not responded to the registered letter sent on June 22, 2009 advising the file would be closed unless outstanding requirements were addressed within 30 days. Additionally, the current owner has not contacted the Planning and Development Department to continue with the application.

It was Moved by Councillor Rasode
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, 16556" be filed.
 RES.R09-1232 Carried

FINAL ADOPTIONS

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 231 Amendment By-law, 2008, No. 16813"
 7908-0097-00 - 2544 Clayton Park Holdings Ltd., c/o Mosaic Avenue Lands Ltd.
 (Ted Dawson)
 To redesignate a portion of the site located at 7324 - 192 Street from "Suburban (SUB)" to "Multiple Residential (RM)".

Approved by Council: November 24, 2008

This by-law is proceeding in conjunction with By-law 16814.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 231 Amendment By law, 2008, No. 16813" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R09-1233 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16814"
 7908-0097-00 - 2544 Clayton Park Holdings Ltd., c/o Mosaic Avenue Lands Ltd.
 (Ted Dawson)
 RA to CD (BL 12000) - Portion of 7324 - 192 Street to permit the development of 40 townhouse units and one remnant parcel.

Approved by Council: November 24, 2008

This by-law is proceeding in conjunction with By-law 16813.

Note: A Development Permit(7908-0097-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c).

- * Planning & Development advise(see memorandum dated July 8, 2009 in by-law back-up) that following third reading of By-law 16814, it became apparent that revisions to the CD By-law would be required to more accurately portray the setbacks of the proposed townhouse project. As the proposed amendments do not affect land use or density, the By-law can be amended without a new Public Hearing. It is therefore requested that By-law 16814 be amended accordingly to reflect the revised setbacks prior to proceeding to consideration of Final Adoption.
- * Further, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Clayton Neighborhood Concept Plan Extension – North of 72 Avenue to redesignate the site from 15-25 upa(Medium - High Density) to 22-24 upa(High Density).

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Council rescind Resolution Ro8-2714 of
the December 15, 2008 Regular Council-Public Hearing Minutes passing Third
Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008,
No. 16814".

RES.R09-1234

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2008, No. 16814"by replacing Section F. Yards
and Setbacks as outlined in the memorandum in by-law back-up.

RES.R09-1235

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16814" pass its third reading as amended.

RES.R09-1236

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend the East Clayton
Neighborhood Concept Plan Extension – North of 72 Avenue to redesignate the
site from 15-25 upa (Medium - High Density) to 22-24 upa (High Density).

RES.R09-1237

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16814" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R09-1238

Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 232 Amendment By-law, 2008, No. 16815"
7908-0063-00 - 2544 Clayton Park Holdings Ltd., c/o Mosaic Avenue Lands Ltd.
(Ted Dawson)
To redesignate a Portion of 7324 - 192 Street from "Suburban (SUB)" to "Urban (URB)".

Approved by Council: November 24, 2008

This by-law is proceeding in conjunction with By-law 16816.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 232 Amendment By law, 2008, No. 16815" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1239

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16816"
7908-0063-00 - 2544 Clayton Park Holdings Ltd., c/o Mosaic Avenue Lands Ltd.
(Ted Dawson)
RA to RF-9C and RF-SD (BL 12000) - Portion of 7324 - 192 Street - to allow subdivision into approximately 11 small lots and a remainder portion.

Approved by Council: November 24, 2008

This by-law is proceeding in conjunction with By-law 16815.

- * Planning & Development advise that(see memorandum dated July 8, 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 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, 2008, No. 16816" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1240

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16438"
7906-0452-00 - Satpal Minhas and Manjit Minhas, Hye Won Hur
c/o H.Y. Engineering Ltd. (Lori Richards)
RA to RF (BL 12000) - 10461 - 168 Street - to permit subdivision into six (6) single family residential lots.

Approved by Council: July 23, 2007

- * Planning & Development advise that (see memorandum dated July 9, 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 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. 16438" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1241

Carried

7. "Surrey Land Use Contract No. 372, Authorization By-law, 1978, No. 5715, Partial Discharge By-law, 2009, No. 16961"
 7909-0005-00 - Jeremy Phillips, Nigel Gentry, c/o Nigel Gentry
 To discharge Land Use Contract No. 372 from the property located at 6701 - 132A Street to allow the underlying "Single Family Residential Gross Density Zone (RF-G)" to come into effect and permit the construction of an attached garage on a single family lot.

Approved by Council: June 15, 2009

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 372, Authorization By-law, 1978, No. 5715, Partial Discharge By-law, 2009, No. 16961" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1242

Carried

8. "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11223, Amendment By-law, 2008, No. 16723"
 7907-0359-00 - Wanson (Peninsula) Development Ltd., c/o Tom Morton, Wanson Development Ltd.
 To amend CD By-law 11223 to exclude the property at 7489 - 138 Street.

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16724.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1979, No. 5942,
 Amendment By-law, 1992, No. 11223, Amendment By-law, 2008, No. 16723" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R09-1243

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16724"
 7907-0359-00 - Wanson (Peninsula) Development Ltd., c/o Tom Morton,
 Wanson Development Ltd.
 CD (BL 11223) to CD (BL 12000) - 7489 - 138 Street - to permit the
 development of a 4-storey, 156-unit, apartment building.

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16723.

Note: A Development Permit(7907-0359-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(b).

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16724" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R09-1244

Carried

INTRODUCTIONS

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16497A,
 Amendment By-law, 2009, No. 16975"
 7907-0090-00 - Council Initiative
 To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,
 No. 16497A" in Section F. Yards and Setbacks to correct a minor modification to
 the rear yard setback for the property at portion of 17912 Old Yale Road East.

Approved by Council: To be approved

- * Planning & Development advise(see memorandum dated July 9, 2009 in by-law
 back-up) that By-law 16497A, adopted on July 14, 2008, requires a minor
 modification to the rear yard setback. The proposed amendment does not affect
 land use or density and therefore does not require a Public Hearing.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2007, No. 16497A, Amendment By-law, 2009, No. 16975" pass
its first reading.
RES.R09-1245 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2007, No. 16497A, Amendment By-law, 2009, No. 16975" pass
its second reading.
RES.R09-1246 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2007, No. 16497A, Amendment By-law, 2009, No. 16975" pass
its third reading.
RES.R09-1247 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7908-0267-00**
Ann Marie Rideout, Pizza Pizza/High Noon Investment Corporation,
Inc. No. BC0530244
7315 King George Highway

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

"That Development Permit No. 7908-0267-00 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 Steele
 That Development Permit No. 7908-0267-00
 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.R09-1248

Carried

- (b) **Development Permit No. 7907-0359-00**
Tom Morton, Wanson Developments Ltd.
Wanson (Peninsula) Development Ltd.
 7489 - 138 Street

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

"That Development Permit No. 7907-0359-00 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. 16724 under Item H.9.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Permit No. 7907-0359-00
 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.R09-1249

Carried

- (c) **Development Permit No. 7908-0097-00**
Jennifer Randall, Mosaic Avenue Lands Ltd. / 2544 Clayton Park
Holdings Ltd., Inc. No. 821789
 Portion of 7324 - 192 Street

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

"That Development Permit No. 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. 16814 under Item H.3.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit No. 7908-0097-00
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.R09-1250

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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

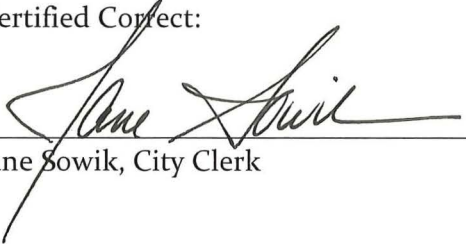
do now adjourn.

RES.R09-1251

Carried

The Regular Council- Land Use meeting adjourned at 6:36 p.m.

Certified Correct:



Jane Sowik, City Clerk



Mayor Dianne Watts