

**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****SOUTH SURREY**

1. **7909-0128-00**  
**15735 Croydon Drive**  
**Art Phillips/Morgan Crossing Properties Ltd., Inc. No. BC074937**  
Amend CD By-law No. 16074  
*in order to allow subdivision into two air space parcels and a remainder lot for the  
Morgan Crossing Lifestyle Village development.*

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

It was

Moved by Councillor Steele  
Seconded by Councillor Martin  
That a By-law be introduced to amend

Comprehensive Development By-law No. 16074 and a date be set for Public Hearing.

RES.R09-1320

Carried

- It was Moved by Councillor Steele  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16074 Amendment By-law, 2009, No. 16989" pass its  
first reading.
- RES.R09-1321 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 16074 Amendment By-law, 2009, No. 16989" pass its  
second reading.
- RES.R09-1322 Carried
- 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, 2006, No. 16074 Amendment By-law,  
2009, No. 16989" be held at the City Hall on September 14, 2009, at 7:00 p.m.
- RES.R09-1323 Carried

### SURREY CITY CENTRE/WHALLEY

2. **7909-0101-00**  
**8992 King George Highway**  
**David Martin/ William Alfred Mayo and Edna Maria Mayo**  
OCP Amendment/Temporary Commercial Use Permit Area  
*in order to permit the temporary operation of two (2) existing businesses on the  
subject property.*

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. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. Council approve Temporary Commercial Use Permit No. 7909-0101-00 (Appendix IV) to proceed to Public Notification.
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; and
  - (b) submission of a tree replacement plan and securities to the specifications and satisfaction of the City Landscape Architect.
5. That staff continue to work with the applicant regarding the discharging of the Land Use Contract

RES.R09-1324

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 93 Amendment By-law 2009, No. 16990" pass its first reading.

RES.R09-1325

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 93 Amendment By-law 2009, No. 16990" pass its second reading.

RES.R09-1326

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, Text No. 93 Amendment By-law 2009, No. 16990" be held at the City Hall on September 14, 2009, at 7:00 p.m.

RES.R09-1327

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

3. **7906-0351-00**  
**18431 Fraser Highway and 18470 - 70 Avenue**  
**WG Architecture Inc./0761210 B.C. Ltd., Inc. No. 761210**  
**Director Information:**  
**Gurjeet Singh Dhaliwal / Mandeep Mann / Manjit Singh Saini**

**Jolly Saluja****Officer Information: (as at June 20, 2008)****Jolly Saluja (President, Secretary) / Rajinder Singh Mann**

OCP Amendment from Suburban to Multiple Residential

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

Development Permit/Heritage Revitalization Agreement

*in order to permit the development of 73 townhouse units and the restoration and maintenance of the historic George E. Lawrence House.*

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 amend the OCP by redesignating a portion of the subject site from "Suburban" to "Multiple Residential" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone a portion of 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.
4. a By-law be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the George E. Lawrence house at 18431 Fraser Highway.
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 219 square metres (2,357 sq. ft.) to 133 square metres (1,432 sq. ft.).
6. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 219 square metres (2,357 sq. ft.) to 101 square metres (1,087 sq. ft.).
7. Council authorize staff to draft Development Permit No. 7906-0351-00 in accordance with the attached drawings (Appendix II).
8. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 18431 Fraser Highway until future consolidation with the adjacent property (18480 - 70 Avenue);
  - (h) registration of a Statutory right-of-way for public rights-of-passage for a multi-use pathway along the southern boundary adjacent proposed Buildings 1, 2 and 3;
  - (i) the applicant adequately address the impact of reduced indoor amenity space;
  - (j) the applicant adequately address the impact of reduced outdoor amenity space;
  - (k) resolution of all heritage issues to the satisfaction of the General Manager, Planning and Development;
  - (l) provision of community benefit to satisfy the OCP Amendment policy for Type 2 OCP amendment applications;
  - (m) demolition of all existing buildings and structures with the exception of the George E. Lawrence House to the satisfaction of the General Manager, Planning and Development; and
  - (n) resolution of any recommendations from the Heritage Advisory Commission.
9. Should Council select Option 2, described in this report, staff should be directed to commence the preparation of an NCP for West Clayton.

RES.R09-1328

Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 244 Amendment By-law 2009, No. 16991" pass its first  
reading.  
RES.R09-1329 Carried

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

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 244 Amendment By-law 2009, No. 16991" pass its  
second reading.  
RES.R09-1330 Carried

It was then Moved by Councillor Hepner  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 244 Amendment By-law 2009,  
No. 16991" be held at the City Hall on September 14, 2009, at 7:00 p.m.  
RES.R09-1331 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2008, No. 16992" pass its first reading.  
RES.R09-1332 Carried

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

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2008, No. 16992" pass its second reading.  
RES.R09-1333 Carried

It was then Moved by Councillor Hepner  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law 2008, No. 16992" be held at the City  
Hall on September 14, 2009, at 7:00 p.m.  
RES.R09-1334 Carried

RES.R09-1335 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "City of Surrey Heritage Revitalization  
Agreement By-law, 2009, No. 16993" pass its first reading.  
Carried

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

RES.R09-1336 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "City of Surrey Heritage Revitalization  
Agreement By-law, 2009, No. 16993" pass its second reading.  
Carried

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

RES.R09-1337 It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "City of Surrey Heritage Revitalization  
Agreement By-law, 2009, No. 16993" pass its third reading.  
Carried

- 4. **7909-0090-00**  
**6309 and 6369 Sundance Drive; 6320 - 181A Street**  
**Eleanor Enns, Realty Division, City of Surrey/The Corporation of the**  
**District of Surrey, Milan Robert Krgovich and Marnan Lynn Short**  
Development Variance Permit  
*in order to relax the works and services and allow a land exchange with the City to proceed.*

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

RES.R09-1338 It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That Council approve Development Variance  
Permit No. 7909-0090-00, (Appendix IV) varying the following, to proceed to  
Public Notification:

- (a) to waive the requirement of the Subdivision & Development By-law, No. 8830, as amended to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer and drainage works, underground wiring and street lighting systems for the fronting portion of 181A Street.

Carried

FLEETWOOD/GUILDFORD

5. 7908-0019-00  
 15399 Guildford Drive  
 Maciej Dembek, Barnett Dembek Architects Inc. /0748093 B.C. Ltd.,  
 Inc. No. 0748093  
Director Information:  
 Patrick Lee / Mary Lee / Gurdev S. Sandhu / Nand K. Sharma  
Officer Information: (as at February 7, 2009)  
 Patrick Lee (President) / Mary Lee (Vice President)  
 Gurdev Sandhu (Secretary) / Nand Kishore Sharma (Treasurer)  
 Rezoning from RA to RM-30/Development Permit/Development Variance Permit  
 in order to permit the development of approximately 128 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. 7908-0019-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7908-0019-00, (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north-west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
  - (b) to reduce the minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.12 metres (20 ft.) to the porch and 5.75 metres (18.9 ft.) to the third riser;
  - (c) to reduce the minimum south side yard setback (along the riparian area setback) of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) to the side of the end units; and
  - (d) to allow parking within the required setbacks.
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) approval from the Ministry of Transportation and Infrastructure;



- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (i) the applicant to provide habitat compensation as per City Policy No. P-15 to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
- (j) registration of a Section 219 Restrictive Covenant "no build" and future maintenance within the 7.5-metre (25 ft.) wide landscape buffer area adjacent Highway No. 1; and
- (k) registration of a Section 219 Restrictive Covenant which will acknowledge that the site is located in close proximity to Highway No. 1 and to require construction to incorporate noise mitigation measures.

RES.R09-1339

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law 2009, No. 16994" pass its first reading.

RES.R09-1340

Carried

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

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law 2009, No. 16994" pass its second reading.

RES.R09-1341

Carried

It was then Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law 2009, No. 16994" be held at the City  
 Hall on September 14, 2009, at 7:00 p.m.

RES.R09-1342

CarriedNEWTON

6. **7908-0269-00**  
**13497 - 64 Avenue**  
**Avnash Banwait/Hardeep Singh Thind and Veerpal Kaur Thind**  
 Partial Land Use Contract discharge  
*in order to allow the underlying RF Zone to come into effect and permit subdivision  
 into two (2) single family 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 Steele  
 That:
1. a By-law be introduced to partially discharge Land Use Contract No. 222  
 from the property at 13497 - 64 Avenue and a date for Public Hearing be  
 set.
  2. Council instruct staff to resolve the following issues prior to final adoption:
    - (a) ensure that all engineering requirements and issues including  
 restrictive covenants, and rights-of-way where necessary, are  
 addressed to the satisfaction of the General Manager, Engineering;
    - (b) submission of a subdivision layout to the satisfaction of the  
 Approving Officer;
    - (c) submission of an acceptable tree survey and a statement regarding  
 tree preservation;
    - (d) completion of the road closure and acquisition of 2.25 metres to  
 2.55 metres (7.4 ft. to 8.4 ft.) wide portion of the adjacent road  
 allowance;
    - (e) registration of building design guidelines that incorporate  
 appropriate landscaping, house design and fencing interface with  
 the adjacent walkway to address CPTED principles and safety and  
 security; and
    - (f) address the deficit in tree retention.

RES.R09-1343

Carried

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That "Surrey Land Use Contract No. 222,  
 Authorization By-law, 1976, No. 4925 Partial Discharge By-law, 2009 , No. 16995"  
 pass its first reading.

RES.R09-1344 Carried

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That "Surrey Land Use Contract No. 222,  
 Authorization By-law, 1976, No. 4925 Partial Discharge By-law, 2009 , No. 16995"  
 pass its second reading.

RES.R09-1345 Carried

It was then Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 222, Authorization By-law, 1976, No. 4925 Partial Discharge By-law,  
 2009 , No. 16995" be held at the City Hall on September 14, 2009, at 7:00 p.m.

RES.R09-1346 Carried

7. **7907-0309-00**  
**6716 King George Highway**  
**Wilson Chang/0699544 B.C. Ltd., Inc. No. 0688544**  
**Director Information: Harbhajan S. Bandesha**  
**No Officer Information Filed as at July 12, 2008**  
 Partial Rezoning from RF to C-8 and CD (based on RM-15)  
 Development Permit/Development Variance Permit  
*in order to allow for an addition to an existing commercial building and permit  
 development of a 10-unit townhouse complex. DVP to vary the setbacks for the  
 commercial building addition.*

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. a By-law be introduced to rezone Block B shown on the plan attached as Appendix I from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone Block C shown on the plan attached as Appendix I from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000 and a date be set for Public Hearing.

3. Council authorize staff to draft Development Permit No. 7907-0309-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7907-0309-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum easterly setback of the C-8 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.); and
  - (b) to reduce the minimum northerly setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metres.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a 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) 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) the applicant adequately address the impact of no indoor amenity space;
  - (g) the applicant address the Fire Department's concerns, as noted below; and
  - (h) establish shared access and maintenance agreement with the property to the north at 7447 - 137 Street (Primrose Townhouse).

RES.R09-1347

Carried

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law 2009, No. 16996A" pass its first reading.

RES.R09-1348

Carried

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

RES.R09-1349 It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2009, No. 16996A" pass its second reading.  
Carried

RES.R09-1350 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. 16996A" be held at the City  
Hall on September 14, 2009, at 7:00 p.m.  
Carried

RES.R09-1351 It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2009, No. 16996B" pass its first reading.  
Carried

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

RES.R09-1352 It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2009, No. 16996B" pass its second reading.  
Carried

RES.R09-1353 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. 16996B" be held at the City  
Hall on September 14, 2009, at 7:00 p.m.  
Carried

8. **7907-0129-00**  
**6826, 6836/38 and 6846 - 135A Street; 6805, 6815, 6825,**  
**6835, 6845, 6855 King George Highway; 13565 - 68 Avenue**  
**and Lane dedicated by Plan No. 11180**  
**Bil Koonar/The John Volken Foundation**  
OCP Amendment from "Urban" and "Commercial" to "Multiple Residential" and  
from "Commercial" to "Urban"  
Partial Rezoning from RF and RM-D to CD (based on RM-30)  
Development Permit  
*in order to permit the development of a 36-unit drug and alcohol recovery supportive  
housing development.*

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

It was Moved by Councillor Bose  
 Seconded by Councillor Steele  
 That Council refer the applicant back to staff  
 to work with the applicant to modify the proposal, in accordance with the  
 parameters outlined in this report, prior to the application proceeding to By-law  
 Introduction, including but not limited to the following:

- (a) Reduce the scale and number of occupants of the proposed facility;
- (b) Obtain Provincial Licensing approval or Accreditation; and
- (c) Confirm the clientele and selection process for occupants.

RES.R09-1354

Defeated with Councillors Villeneuve, Steele,  
 Gill, Martin, Rasode, Hunt and Hepner  
 against.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council refer the applicant back to staff  
 to bring forward the appropriate bylaws and prepare for a public hearing and  
 further that the criteria include that the applicant obtain provincial licensing  
 approval or accreditation.

RES.R09-1355

Carried

Councillor Bose stated his conflict of interest as indirect interest and left the meeting at 5:45 p.m.

9. **7907-0115-00**  
**16390 - 64 Avenue**  
**Carson Nofle, Focus Architecture Inc./452323 B.C. Ltd.**  
**Director Information:**  
**Henry Rempel / John Rempel**  
**Officer Information: (as at August 6, 2008)**  
**Henry Rempel (Secretary)**  
 OCP Amendment of portions Suburban to Multiple Residential and from  
 Suburban to Agricultural  
 NCP Amendment of a portion from Suburban Residential Cluster 2 upa to  
 Townhouse/ Apartments 35 upa  
 Rezoning of a portion from A-1 to CD (based on RM-45) /Development Permit  
 Non-farm Use and Subdivision within the ALR  
 Heritage Revitalization Agreement  
*in order to permit the development of approximately 253 units in 4 apartment  
 buildings with retention and restoration of the existing heritage farm structures.*

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That:

1. a By-law be introduced to amend the OCP by redesignating Block A of the subject site Suburban to Multiple Residential and Block B from Suburban to Agricultural (Appendix III).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Block A of the subject site, as shown in the attached Survey Plan (Appendix I) from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000).
4. A By-law be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement for the restoration, adaptive re-use and maintenance of the Bose Farmhouse, barn and dairy building (Appendix IX).
5. Council authorize referral of the proposed non-farm use, subdivision and Restrictive Covenant within the ALR to the Agricultural Land Commission.
6. Council authorize staff to draft Development Permit No. 7907-0115-00 in accordance with the attached drawings (Appendix II).
7. Subject to approval from the Agricultural Land Commission, Council instruct staff to bring forward the OCP amendment and rezoning by-laws, to set a date for Public Hearing.
8. Subject to approval from the Agricultural Land Commission, 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 habitat compensation to deal with stream protection setback relaxation to the satisfaction of the Department of Fisheries and Oceans (DFO);
- (f) resolution of all parks and trails issues to the satisfaction of the Park, Recreation & Culture Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (h) resolution of all heritage issues, including heritage proposal and interpretative signage, to the satisfaction of the General Manager, Planning and Development;
- (i) registration of a Section 219 Restrictive Covenant on the title of proposed Lot 1 which acknowledges that the development is located in close proximity to an active agricultural area and that there is potential for noise, smell, dust and/or other nuisances arising from agricultural activities in the area;
- (j) registration of a Section 219 "No-build" Restrictive Covenant on the escarpment lands within the ALR and maintenance of this buffer; and
- (k) registration of statutory rights-of-way for public access for the three (3) public walkways on the site.

9. Council pass a resolution to amend the West Cloverdale North NCP to redesignate Block A of the subject site from "Suburban Residential Cluster 2 upa" to "Townhouse/Apartments 35 upa" should the project be considered for final approval.

RES.R09-1356

Carried

It was

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

By-law, 1996, No. 12900, No. 245 Amendment By-law 2009, No. 16997" pass its first reading.

RES.R09-1357

Carried

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

It was

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

By-law, 1996, No. 12900, No. 245 Amendment By-law 2009, No. 16997" pass its second reading.

RES.R09-1358

Carried



It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law 2009, No. 16998" pass its first reading.  
 RES.R09-1359 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 2009, No. 16998" pass its second reading.  
 RES.R09-1360 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "City of Surrey Heritage Revitalization  
 Agreement By-law, 2009, No. 16999" pass its first reading.  
 RES.R09-1361 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "City of Surrey Heritage Revitalization  
 Agreement By-law, 2009, No. 16999" pass its second reading.  
 RES.R09-1362 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "City of Surrey Heritage Revitalization  
 Agreement By-law, 2009, No. 16999" pass its third reading.  
 RES.R09-1363 Carried

Councillor Bose returned to the meeting at 5:50 p.m.

## C. CORPORATE REPORTS

1. The Corporate Reports under date of July 27, 2009 were considered and dealt with as follows:

**Item No. L004** Proposed Design Changes to Weststone's Phase 3  
 Multi-Family Development  
 10288/10296/10320 - 133 Street - Surrey City Centre  
 Application No. 7906-0520-00  
 File: 7906-0520-00

The General Manager, Planning and Development submitted a to seek Council approval of proposed changes to the design of a proposed high-rise and low-rise multiple unit residential building located 10288/10296/10320 - 133 Street in City Centre.

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

1. Receive Corporate Report L004 as information;
2. Approve the proposed building design changes, as illustrated in Appendix I of this report, which will allow the related Rezoning By-law to proceed to Council for consideration of final adoption and Council consideration of final approval of the Development Permit; and
3. Approve the applicant's request to reduce the amount of indoor amenity space from 1,254 square metres (13,500 square feet) to 818 square metres (8,800 square feet), subject to the applicant adequately addressing the impact of the reduced indoor amenity space in accordance with Council Policy No. O-48.

RES.R09-1364

Carried

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

**FINAL ADOPTIONS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 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: July 13, 2009

It was Moved by Councillor Rasode  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2007, No. 16497A, Amendment By-law, 2009, No. 16975" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R09-1365

Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 216 Amendment  
 By-law, 2008, No. 16699"  
 7907-0181-00 - Lakewood Grandview Developments Ltd.,  
 c/o Lakewood Grandview Developments Ltd. (Harald Trepke)  
 To authorize the redesignation of the site located at 3009 - 156 Street from  
 Industrial (IND) and Suburban (SUB) to Multiple Residential (RM).

Approved by Council: June 16, 2008

This by-law is proceeding in conjunction with By-law 16700.

It was Moved by Councillor Rasode  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 216 Amendment By law, 2008, No. 16699" be finally  
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1366

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16700"  
 7907-0181-00 - Lakewood Grandview Developments Ltd.,  
 c/o Lakewood Grandview Developments Ltd. (Harald Trepke)  
 RA to IB and RM-30 (BL 12000) - 3009 - 156 Street - to permit the  
 development of 73 townhouse units and a remnant lot for future industrial  
 business park development.

Approved by Council: June 16, 2008

This by-law is proceeding in conjunction with By-law 16699.

**Note:** A Development Permit(7907-0181-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1( a).

It was Moved by Councillor Rasode  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2008, No. 16700" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R09-1367

Carried

- 4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 217 Amendment By-law, 2008, No. 16707"  
7908-0034-00 - Hans Capital Corporation, c/o P.J. Lovick Architect Ltd.  
(Andrew Scott)  
To authorize the redesignation of the property located at 18660 Fraser Highway from Urban (URB) to Commercial (COM).

Approved by Council: June 23, 2008

This by-law is proceeding in conjunction with By-law 16708.

It was  
 Moved by Councillor Rasode  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 217 Amendment By law, 2008, No. 16707" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1368

Carried

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16708"  
7908-0034-00 - Hans Capital Corporation, c/o P.J. Lovick Architect Ltd.  
(Andrew Scott)  
CHI to CD (BL 12000) - 18660 Fraser Highway - to permit a neighbourhood commercial development consisting of two (2) buildings.

Approved by Council: June 23, 2008

This by-law is proceeding in conjunction with By-law 16707.

**Note:** A Development Permit(7908-0034-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b).

Planning & Development advise(reference memorandum dated July 20, 2009 in by-law back-up) that it is now in order for Council to pass a resolution amending the North Cloverdale East NCP/ Local Area Plan to redesignate the site from Townhouse/Cluster (8-15 upa) to Commercial.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council amend the North Cloverdale East NCP/ Local Area Plan to redesignate the site from Townhouse/Cluster (8-15 upa) to Commercial.

RES.R09-1369

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2008, No. 16708" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R09-1370 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16959"  
 7908-0311-00 - Deja Enterprises Ltd., c/o Pacific Land Resource Group Inc.  
 (Laura Jones)  
 C-4 to CD (BL 12000) - 12159 Sullivan Street - to permit additional  
 commercial uses in an existing non-conforming commercial building in  
 Crescent Beach.

Approved by Council: June 15, 2009

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 16959" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R09-1371 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16299"  
 7905-0397-00 - 1 Zenith Developments Ltd., c/o Barnett Dembek Architects Inc.  
 (Maciej Dembek)  
 RA to RM-30 (BL 12000) - 6538, 6556, 6576 - 120 Street, 12046 - 66 Avenue -  
 to permit the development of a 73-unit townhouse complex.

Approved by Council: February 26, 2007

**Note:** A Development Permit(7905-0397-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1(c).

**Note:** The Public Hearing on this application was held on March 12, 2007.  
 As more than two years have passed since the Public Hearing, Council may  
 wish to hold a new Public Hearing.

- \* Planning & Development advise(see memorandum dated July 22, 2009 in by-law  
 backup) that the reason for the delay in bringing this application to Final Adoption  
 was due to a delay on behalf of the applicant.
- \* In addition, Planning & Development advise that it is in order for Council to pass a  
 resolution amending the West Newton Local Area Plan to redesignate the site  
 from "Walk Up Apartments (25-45 upa)" to "Townhouses (20-25 upa)".

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Council amend the West Newton Local  
Area Plan to redesignate the site from "Walk Up Apartments (25-45 upa)" to  
"Townhouses (20-25 upa)".

RES.R09-1372

Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16299" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R09-1373

Carried

8. "Surrey Heritage Revitalization Agreement By-law, 2009, No. 16882"  
7908-0201-00 - Mayfair Realty Ltd., c/o Coastland Engineering & Surveying Ltd.  
(Mike Helle)  
A by-law to enter into a heritage revitalization agreement to allow for the  
preservation, restoration and maintenance of the Arthur Hedley House located at  
11927 - 96A Avenue.

Approved by Council: February 9, 2009

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Heritage Revitalization  
Agreement By-law, 2009, No. 16882" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R09-1374

Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 214 Amendment  
By-law, 2008, No. 16680"  
7907-0159-00 - Enver Creek Homes Ltd., Morningstar Homes Ltd.,  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
To authorize the redesignation of a portion of the site located at 17918 Old Yale  
Road East from Suburban (SUB) to Urban (URB).

Approved by Council: May 26, 2008

This by-law is proceeding in conjunction with By-laws 16681A/B.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By law, 1996, No. 12900, No. 214 Amendment By law, 2008, No. 16680" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1375

Carried

- 10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16681A" 7907-0159-00 - Enver Creek Homes Ltd., Morningstar Homes Ltd., c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
A-1 to CD (BL 12000) - Block A - Portion of 17918 Old Yale Road East - to allow subdivision into approximately 62 single family lots in North Cloverdale West.

Approved by Council: May 26, 2008

This by-law is proceeding in conjunction with By-laws 16680 & 16681B.

- \* Planning & Development advise that (see memorandum dated July 22, 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.

Further, Planning & Development advise that that it is now in order for Council to pass a resolution amending the North Cloverdale West Neighbourhood Concept Plan to redesignate portions of the site from Half-Acre Cluster (2 upa) to Small Lots, from Open Space/Linear Park/Buffer to Small Lots, and from Single Family Residential to Small Lots and from Townhouse Cluster (10-12 upa) to Small Lots.

- \* In addition, Planning & Development advise that two minor adjustments to Bylaw 16681A are required. The adjustments have been reviewed by Legal Services and found to be acceptable. It is therefore in order for Council to amend the by-law accordingly prior to consideration of final adoption.

RES.R09-1376 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Council rescind Resolution Ro8-1367 of the June 16, 2008 Regular Council-Public Hearing Minutes passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16681A".  
Carried

RES.R09-1377 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16681A" as outlined in the memorandum provided in by-law backup.  
Carried

RES.R09-1378 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16681A" pass its third reading as amended.  
Carried

- It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Council amend the North Cloverdale West Neighbourhood Concept Plan to redesignate portions of the site from Half-Acre Cluster (2 upa) to Small Lots, from Open Space/Linear Park/Buffer to Small Lots, and from Single Family Residential to Small Lots and from Townhouse Cluster (10-12 upa) to Small Lots.
- RES.R09-1379 Carried
- It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16681A" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
- RES.R09-1380 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16681B" 7907-0159-00 - Enver Creek Homes Ltd., Morningstar Homes Ltd., c/o Hunter Laird Engineering Ltd. (Clarence Arychuk) A-1 to RF-12 and RA (BL 12000) - Block B and C - 17936 Old Yale Road East and Portion of 17918 Old Yale Road East - to allow subdivision into approximately 62 single family lots in North Cloverdale West (By-laws 16680, 16681A, 16681B).

Approved by Council: May 26, 2008

This by-law is proceeding in conjunction with By-laws 16680 & 16681A.

- It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16681B" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
- RES.R09-1381 Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16247, Amendment By-law, 2009, No. 16966" 7909-0068-00 - KGH BT Holdings Limited, c/o Michael Mortensen To amend By-law 16247 in Section D. Density, E. Lot Coverage, F. Yards and Setbacks, and K. Subdivision. These amendments will allow subdivision into an airspace parcel and a remainder lot on property located at 2950 King George Highway.

Approved by Council: June 29, 2009



It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2007, No. 16247, Amendment By-law, 2009, No. 16966" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R09-1382

Carried

## FINAL ADOPTION

13. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 225 Amendment  
 By-law, 2008, No. 16759"  
 7907-0158-00 - New Urban Investments Ltd., Avtar and Rupinder Bilg,  
 H.Y. Engineering Ltd.  
 To authorize the redesignation of Portions of 5749 - 168 Street and  
 16730 - 57A Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: September 8, 2008

This by-law is proceeding in conjunction with By-laws 16760A/B.

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 225 Amendment By-law, 2008, No. 16759" be finally  
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1383

Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16760A"  
 7907-0158-00 - New Urban Investments Ltd., Avtar and Rupinder Bilg,  
 H.Y. Engineering Ltd.  
 RA and A-1 to CD (BL 12000) - Block B - 5713 - 168 Street, Portions of  
 16730 - 57A Avenue, 5749 - 168 Street - to allow subdivision into 9 single  
 family lots.

Approved by Council: September 8, 2008

This by-law is proceeding in conjunction with By-laws 16759 & 16760B.

**Note:** See Development Permit No. 7907-0158-00 under Clerk's Report, Item  
 I.1(f).

- \* Planning & Development advise that (see memorandum dated July 27, 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.

- \* In addition, Planning & Development advise that minor modifications have been made to the proposed subdivision, resulting in adjustments to lot sizes. To accommodate these adjustments, it is recommended that prior to consideration of Final Adoption, Council amend the by-law accordingly.
- \* Further, it is in order for Council to pass a resolution amending the West Cloverdale South Neighbourhood Concept Plan to redesignate portions of the site from Half Acre Cluster(2 upa) to Urban Single Family and from Parks/Open Space to Half Acre Cluster(2 upa).

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Council rescind Resolution Ro8-2179 of the September 29, 2008 Regular Council-Public Hearing Minutes passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16760A".

RES.R09-1384 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16760A" in Section K. Subdivision by replacing the words "60% of the lots" with the words "67% of the lots".

RES.R09-1385 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16760A" pass its third reading as amended.

RES.R09-1386 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Council amend the West Cloverdale South Neighbourhood Concept Plan to redesignate portions of the site from Half Acre Cluster (2 upa) to Urban Single Family and from Parks/Open Space to Half Acre Cluster (2 upa).

RES.R09-1387 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16760A" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1388 Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16760B"  
7907-0158-00 - New Urban Investments Ltd., Avtar and Rupinder Bilg,  
H.Y. Engineering Ltd.  
RA to RF (BL 12000) - Block A - Portions of 5749 - 168 Street,  
16730 - 57A Avenue to allow subdivision into 9 single family lots.

Approved by Council: September 8, 2008

This by-law is proceeding in conjunction with By-laws 16759 & 16760A.

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16760B" be finally adopted, signed by the Mayor  
and Clerk, and sealed with the Corporate Seal.

RES.R09-1389

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7907-0181-00**  
**Harald Trepke, Lakewood Grandview Developments Ltd.**  
**Lakewood Grandview Developments Ltd., Inc. No. BC0789610**  
3009 - 156 Street

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

"That Development Permit No. 7907-0181-00 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. 16700 under Item H.3.

It was Moved by Councillor Rasode  
Seconded by Councillor Steele  
That Development Permit No. 7907-0181-00  
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.R09-1390

Carried

- (b) **Development Permit No. 7908-0034-00**  
**Andrea Scott (P.J. Lovick Architect Ltd.)**  
**Hans Capital Corporation, Inc. No. 575395**  
 18660 Fraser Highway

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

"That Development Permit No. 7908-0034-00 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. 16708 under H.5.

It was Moved by Councillor Rasode  
Seconded by Councillor Steele  
That Development Permit No. 7908-0034-00  
 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.R09-1391

Carried

- (c) **Development Permit No. 7905-0397-00**  
**Maciej Dembek, Barnett Dembek Architects Inc.**  
**1 Zenith Developments Ltd.**  
 6538, 6556 and 6576 - 120 Street and 12046 - 66 Avenue

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

"That Development Permit No. 7905-0397-00 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. 16299 under Item H.7.

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That Development Permit No. 7905-0397-00  
 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.R09-1392

Carried

- (d) **Development Permit No. 7906-0422-00**  
**Brian Shigetomi, Atelier Pacific Architecture Inc.**  
**Green Timbers Plaza Ltd., Inc. No. 322805**  
 9145, 9157 and 9167 - 148 Street

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

"That Development Permit No. 7906-0422-00 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 Hepner  
 Seconded by Councillor Gill  
 That Development Permit No. 7906-0422-00  
 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.R09-1393

Carried with Councillor Hunt against.

- (e) **Development Permit No. 7909-0009-00**  
**Domani Homes (Fleetwood) Inc., Inc. No. 0802097**  
 16355 - 82 Avenue

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."

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That Development Permit No. 7909-0009-00  
 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.R09-1394

Carried

- (f) **Development Permit No. 7907-0158-00**  
**H.Y. Engineering Ltd.**  
**Avtar Singh Bilg and Rupinder Kaur Bilg**  
**New Urban Investments Ltd., Inc. No. 790452**  
 5713 and 5749 - 168 Street and 16730 - 57A Avenue

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

"That Development Permit No. 7907-0158-00 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. 16760B under Item H.15.

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That Development Permit No. 7907-0158-00  
 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.R09-1395

Carried

## 2. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7907-0103-01**  
**Gerald Halferty, Branny Pajic,**  
**Steven and Lynda-Michele Crofts**  
**c/o Jamie MacDonald**  
 2301, 2313, 2315, and 2337 - 152 Street

To allow for the continuation of a temporary private school use for an  
 additional 2 years.

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

"That Temporary Commercial Use Permit No. 7907-0103-01 be issued to Gerald Halferty, Branny Pajic, Steven and Lynda-Michele Crofts to allow for the continuation of a temporary private school use for an additional 2 years on the site more particularly described as Lot 16, Section 15, Township 1, New Westminster District Plan 72921; Lot 17, Section 15, Township 1, New Westminster District Plan 72921; Lot "A", Section 15, Township 1, New Westminster District Plan 20446; and Lot 18, Section 15, Township 1, New Westminster District Plan 72921, and that the Mayor and Clerk be authorized to sign the necessary documents."

**Note:** See separate correspondence from J. C & B. Andres in the binder cover regarding this item.

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That Temporary Commercial Use Permit No. 7907-0103-01 be issued to Gerald Halferty, Branny Pajic, Steven and Lynda-Michele Crofts to allow for the continuation of a temporary private school use for an additional 2 years on the site more particularly described as Lot 16, Section 15, Township 1, New Westminster District Plan 72921; Lot 17, Section 15, Township 1, New Westminster District Plan 72921; Lot "A", Section 15, Township 1, New Westminster District Plan 20446; and Lot 18, Section 15, Township 1, New Westminster District Plan 72921, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R09-1396

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**


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

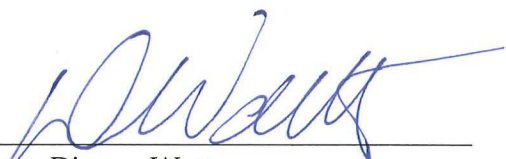
RES.R09-1397

Carried

The Regular Council- Land Use meeting adjourned at 5:50 p.m.

Certified Correct:

  
\_\_\_\_\_  
Jane Sowik, City Clerk

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