

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
General Manager, Investment & Intergovernmental
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

Councillor Bose left the meeting at 5:08 pm due to conflict of interest, as his family owns property that is adjacent to the application 7907-0399-00 subject property.

B. LAND USE APPLICATIONS**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7907-0399-00**
16088, 16132 and 16174 - 62 Avenue; 16011, 16077, 16129 and 16171 - 60 Avenue; Portion of 62 Avenue
Lori Richards, H.Y. Engineering Ltd. / North West View Holdings Inc., Inc. No. 791471
Gurinder Singh Sookh / Harpal Sookh / Sucha Singh Padda
Gurtek Nagra / Iqbal Singh Gill / Jaswinder Kaur Hayre
Rezoning from A-1 to CD (based on A-1)
Subdivision within ALR under Section 21 of the ALC Act
Development Variance Permit
in order to allow subdivision from 7 existing lots into 6 reconfigured lots and parkland.

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. Council authorize referral of application No. 7907-0399-00 to the Agricultural Land Commission (ALC) to consider the proposed 6-lot subdivision with parkland dedication, fill proposal on the 6 proposed lots, the construction of the adjoining 60 Avenue, and associated drainage servicing works consistent with Surrey's Lowland Flood Control Strategy.
2. Council authorize staff to draft Development Variance Permit No. 7907-0399-00 (Appendix VI) varying the following:
 - (a) relax the requirement of the Subdivision & Development By-law, No. 8830, 1986, as amended to reduce the minimum lot size for lots permitted septic systems from 0.81 ha (2 acres) to 0.40 ha (1 acre), for proposed Lots 1 to 5 inclusive.
3. Council instruct staff to bring forward a subsequent Planning Report with conditions of approval should ALC approval be received, including the following:
 - (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) that the applicant address fire flow requirements to the satisfaction of the General Manager, Engineering and the Fire Chief;
 - (d) final approval of the proposed culvert and related works to the satisfaction of the Department of Fisheries and Oceans, the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
 - (e) the registration of a Building Scheme on all proposed lots;
 - (f) the registration of a Section 219 Restrictive Covenant for construction noise control during eagle nesting season;
 - (g) the applicant address the concern that the project will place additional pressure on existing park facilities in the area to the satisfaction of the General Manager, Parks, Recreation & Culture; and

- (h) the registration of a Section 219 Restrictive Covenant for floodproofing of habitable buildings to the satisfaction of the General Manager, Planning & Development.
- RES.R09-1491 Defeated with Councillor Villeneuve, Steele, Hepner and Martin against.

Councillor Bose returned at 5:16 pm to the meeting in progress.

2. **7908-0252-00**
5454 and 5478 Production Boulevard
Larry Gibson, c/o Vanbros Investments (B.C.) Inc., Inc. No. 0791933 /
Vanbros Investments (B.C.) Inc., Inc. No. 0791933
OCP Amendment / Temporary Industrial Use Permit
in order to allow the outdoor storage of construction waste bins and related goods for a period not to exceed two years.

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

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

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7908-0252-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of adequate security to ensure the site is restored to its vacant state upon expiration of the Temporary Industrial Use Permit;
 - (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; and

- (d) registration of a shared access agreement.

RES.R09-1492

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 94 Amendment By-law 2009, No. 17004" pass its first reading.

RES.R09-1493

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. 94 Amendment By-law 2009, No. 17004" pass its second reading.

RES.R09-1494

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. 94 Amendment By-law 2009, No. 17004" be held at the City Hall on October 5, 2009, at 7:00 p.m.

RES.R09-1495

Carried

- 3. **7908-0134-00**
5462 - 192 Street
Dexter Hirabe, Urban Lands Consulting / Carmen Enterprises Ltd.,
Incorporation No. 472004
 Development Permit
in order to permit the development of a multi-tenant industrial building with a dwelling unit.

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. Council authorize staff to draft Development Permit No. 7908-0134-00 in accordance with the attached drawings (Appendix II).

2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R09-1496

Carried

4. **7907-0117-00**
19360 Highway No. 10 (Langley By-pass)
Mr. Gordon Wolfe / G.D. Wolfe Holdings Ltd., Inc. No. 368980
 Development Permit / Development Variance Permit
in order to allow a free-standing sign and additional fascia signs on a commercial building.

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. Council authorize staff to draft Development Permit No. 7907-0117-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7907-0117-00, (Appendix III) varying the Sign By-law, to proceed to Public Notification:
 - (a) to allow the number of fascia signs permitted on the subject building to increase from two (2) to six (6).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) issuance of Development Variance Permit No. 7907-0117-00; and
 - (b) ensure that all engineering requirements, including the discharge of the sanitary sewer right-of-way, are addressed to the satisfaction of the General Manager, Engineering.

RES.R09-1497

Carried

FLEETWOOD/GUILDFORD

- 5. **7909-0123-00**
15257 Fraser Highway
Tyler Schmidt, Schmidt Architecture / T.N.C. Automotive Inc.,
Inc. No. 383681
Development Permit
in order to permit exterior renovations, including an addition, to the existing automobile dealership building.

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

It was
Moved by Councillor Martin
Seconded by Councillor Rasode
That Council approve the attached
Development Permit No. 7909-0123-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R09-1498

Carried

NEWTON

- 6. **7909-0066-00**
15157 Highway No. 10 (56 Avenue)
Dan LaFlamme, Trilogy Properties / Investors Group Trust Co. Ltd.,
Inc. No. A33060
Rezoning from CD to CD (based on C-8)
in order to permit a bottle return depot within Phase 2 of the Panorama 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 Gill
That:

- 1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (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 issue prior to final adoption:

- (a) the applicant enter into a Good Neighbour Agreement with the City to maintain a high standard of service for this facility.

RES.R09-1499 Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 17005" pass its first reading.

RES.R09-1500 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. 17005" pass its second reading.

RES.R09-1501 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Bose
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2009, No. 17005" be held at the City
Hall on October 5, 2009, at 7:00 p.m.

RES.R09-1502 Carried

7. **7908-0297-00**
12750 - 82 Avenue
Garry Kerrison, XL Ironworks Ltd. / XL Ironworks Ltd.
(Incorporation No. 86734)
Rezoning from RA to IH
in order to allow consolidation of two (2) lots to legalize an existing steel manufacturing business.

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

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "High Impact Industrial Zone (IH)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R09-1503 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 17006" pass its first reading.

RES.R09-1504 Carried

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

It was Moved by Councillor Hepner
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 17006" pass its second reading.

RES.R09-1505 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2009, No. 17006" be held at the City
 Hall on October 5, 2009, at 7:00 p.m.

RES.R09-1506 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

8. **7908-0296-00**
7094 - 177A Street and 7193 - 177A Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / Morningstar Homes
Ltd., Inc. No. 652312
 Rezoning by CD By-law Amendment from A-1 and RC to
 CD (By-law No. 16497A, as amended by By-law No. 16975)
in order to provide consistent zoning on recently approved cluster residential Lots 36
and 62.

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

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

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) and "Cluster Residential Zone (RC)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" By-law No. 16497A, as amended by By-law No. 16975, and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) discharge of "no build" Restrictive Covenant BB1205173 registered on both subject properties.

RES.R09-1507 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2007, No. 16497A, Amendment By-law, 2009, No. 16975, Amendment By-law 2009, No. 17007" pass its first reading.

RES.R09-1508 Carried

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

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2007, No. 16497A, Amendment By-law, 2009, No. 16975, Amendment By-law 2009, No. 17007" pass its second reading.

RES.R09-1509 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2007, No. 16497A, Amendment By-law, 2009, No. 16975, Amendment By-law 2009, No. 17007" be held at the City Hall on October 5, 2009, at 7:00 p.m.

RES.R09-1510 Carried

9. **7909-0131-00**
19505 - 68A Avenue
Thomas Woo, BPRT Holdings Ltd./ Townline Ventures Clayton Rise Ltd.
BPRT Holdings Ltd., Inc. No. 773636
 Development Permit
in order to permit the development of 9 additional townhouse units to an already approved 134-unit townhouse development in East Clayton, for a total of 143 townhouse units.

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

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

1. Council authorize staff to draft Development Permit No. 7909-0131-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (b) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the enclosed parking spaces into liveable space; and
 - (c) input from Terasen Gas.

RES.R09-1511

Carried

FLEETWOOD/GUILDFORD

10. **7909-0083-00**
8235 - 170A Street
Lori Richards, H.Y. Engineering Ltd. / Daniel Louis Camele and Carrie Camele
 Rezoning from RH to CD (based on RH-G) / Development Variance Permit
in order to allow subdivision into two (2) suburban single family lots. DVP to reduce the side yard setback to retain an existing house.

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

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

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7909-0083-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the proposed CD Zone from 3.0 metres (9.8 ft.) to 1.2 metres (4 ft.) for the existing house on proposed Lot 1.
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 an acceptable tree survey and a statement regarding tree preservation; and
 - (d) registration of a Section 219 Restrictive Covenant on portions of proposed Lots 1 and 2 for tree retention.

RES.R09-1512

Carried

It was Moved by Councillor Rasode
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 17008" pass its first reading.

RES.R09-1513

Carried

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

It was Moved by Councillor Rasode
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 17008" pass its second reading.

RES.R09-1514

Carried

It was then
 Moved by Councillor Rasode
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2009, No. 17008" be held at the City
 Hall on October 5, 2009, at 7:00 p.m.

RES.R09-1515 Carried

NEWTON

11. **7909-0126-00**
5446 - 152 Street
Kristin Cassie / Panorama Business Centre Ltd., Inc. No. BC0804464
 Temporary Use Permit
*in order to allow continued operation of a private school and daycare through the
 2009/2010 school year.*

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

It was
 Moved by Councillor Martin
 Seconded by Councillor Steele
 That Council approve Temporary Use Permit
 No. 7909-0126-00 (Appendix II) to allow a temporary private school use to proceed
 to Public Notification.

RES.R09-1516 Carried with Councillor Hunt and Councillor
 Hepner against.

12. **7909-0096-00**
6629 - 127A Street, 6636 - 127 Street
Roger Jawanda, CitiWest Consulting Ltd. / Manjit Singh Jagpal and
Baljit Kaur Jagpal
 Rezoning from CD (By-law No. 13401 and By-law No. 15304) to CD (based on RF-12)
in order to allow subdivision into three (3) single single family small 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 rezone the portion of the subject site from
 "Comprehensive Development Zone (CD)" (By-law No. 13401 and By-law
 No. 15304) 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;
 - (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; and
 - (d) registration of a Section 219 Restrictive Covenant for no-build on the portion of proposed Lot 3 on the east side of 127A Street until future consolidation with the adjacent property (12765 - 66 Avenue).

RES.R09-1517 Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 17009" pass its first reading.

RES.R09-1518 Carried

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 17009" pass its second reading.

RES.R09-1519 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 2009, No. 17009" be held at the City
 Hall on October 5, 2009, at 7:00 p.m.

RES.R09-1520 Carried

13. **7909-0088-00**
5997-137A Street
Kam Dahia / Rajinder Singh Dahia, Surinder Kaur Dahia,
Narinder Singh Bining and Kalbiro Kaur Bining
 Development Variance Permit
in order to vary the minimum front, rear and side yard setbacks in order to maximize and reorient the building envelope of an existing single family residential lot.

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

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

1. Council approve Development Variance Permit No. 7909-0088-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 meters (25 ft) to 3.6 metres (12 ft);
 - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft) to 1.8 metres (6 ft); and
 - (c) to increase the minimum internal (southerly) side yard setback requirement of the RF Zone from 1.8 metres (6 ft.) to 6 metres (20 ft) for 50% of the length of the side and from 1.8 metres (6 ft) to 7.5 metres (25 ft) for 50% of the width of the same side yard.
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, specifically, removal of the existing driveway letdown on 60 Avenue, replacement with barrier concrete curb and gutter, concrete sidewalk and boulevard, and construct new driveway crossing on 137A Street within the cul-de-sac bulb, not within the throat area.

RES.R09-1521

Carried

14. **7909-0046-00**
7984 - 123 Street and 12318 - 80 Avenue
**Graham Farstad, The Arlington Group Architecture and Planning/
Yashpal Parmar**
Rezoning from RF to PA-1 / Local Area Plan Amendment from Urban Residential to Institutional / Development Variance Permit to vary front, rear, and side yard setbacks
in order to permit the development of a neighbourhood scale assembly hall.

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

It was Moved by Councillor Steele
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 "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7909-0046-00 , (Appendix V) varying the following requirements of the PA-1 Zone, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 4.2 metres (14 ft.);
 - (b) to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
 - (c) to reduce the minimum side yard setback on a flanking street from 7.5 metres (25 ft.) to 2.6 metres (8.5 ft.);
 - (d) to reduce the minimum side yard setback from 3.6 metres (12 ft) to 1.2 metres (4 ft); and
 - (e) to increase the maximum height of a flag-pole from 4 metres (13 ft.) to 9 metres (30 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of building permit drawings that satisfactorily address Building Code requirements; and

- (d) registration of a Section 219 Restrictive Covenant to ensure that the site and building designs are completed in accordance with the plans attached as Appendix V.

- 4. Council authorize an amendment to the Newton Local Area Plan from "Urban Residential" to "Institutional" when the proposal is considered for final adoption.

RES.R09-1522 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 17010" pass its first reading.

RES.R09-1523 Carried

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

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 17010" pass its second reading.

RES.R09-1524 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2009, No. 17010" be held at the City
 Hall on October 5, 2009, at 7:00 p.m.

RES.R09-1525 Carried

- 15. **7909-0007-00**
6620 - 148 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / Alan J. Grubb
 Rezoning from RA to RF
in order to allow subdivision into 14 single family lots.

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

It was Moved by Councillor Steele
 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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

- 2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant adequately address the shortage of tree replacement; and
 - (e) the applicant register a Section 219 Restrictive Covenant to ensure driveway access for proposed Lot 2 is from 66A Avenue, not 148 Street.

RES.R09-1526

Carried

It was

Moved by Councillor Steele
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2009, No. 17011" pass its first reading.

RES.R09-1527

Carried

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

It was

Moved by Councillor Steele
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2009, No. 17011" pass its second reading.

RES.R09-1528

Carried

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. 17011" be held at the City Hall on October 5, 2009, at 7:00 p.m.

RES.R09-1529

Carried

16. 7908-0280-00
5651 - 146 Street
Mike Helle, Coastland Engineering & Surveying Ltd. / Gary K. Martin and Shaunna K. Martin
Rezoning from RH to CD (based on RH-G)
in order to allow subdivision into two gross density suburban residential lots.

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

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

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (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, dedications, 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) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to allow the proposed subdivision to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfies the 15% cash-in-lieu of parkland dedication associated with gross density type lots.

Before the question was called:

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That application 7908-0280-00 be referred to staff to review the opportunities of the subject property with regards to subdivision and land consolidation.

RES.R09-1530

Carried

17. **7906-0365-00**
12514 - 80 Avenue
CitiWest Consulting Ltd. / Ravinder Singh Kaila, Parmjit Kaila and
Balbir Kaur Kaila
 Rezoning from RF to CD (based on RF)
in order to allow subdivision into 2 single family lots.

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

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 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;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable finalized tree survey and a statement regarding tree preservation;
 - (d) completion and planting of proposed landscaping enhancements (Appendix VIII) on Lot 1;
 - (e) submission of an acceptable landscaping plan and related landscape securities; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure that the future dwelling on proposed Lot 2 is restricted from having an in-ground basement.

RES.R09-1531

Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 17013" pass its first reading.

RES.R09-1532

Carried

- (c) In Section A.1 (a) iv of Part 4 General Provisions in the Zoning By-law, 1993, No. 12000, as amended, to reduce the minimum front yard setback (176 Street) from 9.0 metres (30 feet) to 8.5 metres (28 feet) to the building face, 7.5 metres (25 feet) to the edge of the roof structure and 4.3 metres (14 feet) to the edge of the brick wall; and
- (d) In Section 24 (a) of Part 5 Highway Dedication, Servicing and Construction Standards of the Surrey Subdivision and Development By-law, 1986, No. 8830, the requirement to provide vehicular highway systems, water supply and sanitary sewer is waived.

RES.R09-1535

Carried**19. 7909-0118-00****300, 296, 292, 288, 284, 280 and 276 - 172 Street****273, 277, 281, 285, 289, 293, 297, 298, 294, 290, 286, 282, 278, and 274 - 172A Street****240, 234 and - 172 Street; 139, 147, 153, 159, 178, 170, 162, 156, 150, 144, 177 and 165, - 172A Street****Tynan Consulting Ltd. / 0701492 B.C. Ltd., Inc. No. 0701492****Director Information:****Scott Edward Cressey/Norman Edward Cressey****Officer Information: (as at August 6, 2009)****Norman Edward Cressey (CEO) / Scott Edward Cressey (President)**

Development Variance Permit

in order to reduce the required separation between the principal building and garage from 6.0 metres (20 ft.) to 5.0 metres (16.5 ft.) to permit stair access from the main floor to the rear yard.

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

It was

Moved by Councillor Martin

Seconded by Councillor Steele

That Council approve Development Variance

Permit No. 7909-0118-00, (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the required minimum separation between principal buildings and accessory buildings exceeding 2.4 metres (8 ft.) in height from 6 metres (20 ft.) to 5.0 metres (16.5 ft.) for stairs and landing only.

RES.R09-1536

Carried

20. **7909-0061-00**
2128 - 152 Street
Peter Dandyk, Peter J. Dandyk Architect Inc. / Pacific New Technologies Corporation., Inc. No. BCo703021
OCP Amendment from Urban to Multiple Residential
Rezoning from RF to CD (based on RM-30) / Development Permit
in order to permit a 31-unit, multi-family residential development.

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 amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone 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.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 93 square metres (1,001 sq.ft.) to 26 square metres (280 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7909-0061-00 in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan for widening on 152 Street 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (g) the applicant adequately address the impact of reduced amenity space.

7. Council pass a resolution to amend the Semiahmoo Town Centre Plan to redesignate the land from "Townhouses" to "Multiple Residential" when the project is considered for final adoption.

RES.R09-1537

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 246 Amendment By law 2009, No. 17014" pass its first reading.

RES.R09-1538

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 246 Amendment By law 2009, No. 17014" pass its second reading.

RES.R09-1539

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 246 Amendment By law 2009, No. 17014" be held at the City Hall on October 5, 2009, at 7:00 p.m.

RES.R09-1540

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law 2009, No. 17015" pass its first reading.

RES.R09-1541

Carried

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

RES.R09-1542 It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 17015" pass its second reading.
Carried

RES.R09-1543 It was 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. 17015" be held at the City
 Hall on October 5, 2009, at 7:00 p.m.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

- 21. **7909-0151-00**
18782 - 16 Avenue
 Clarence Arychuk, Hunter Laird Engineering Ltd. / SMK Investments Inc.,
 Inc. No. BC0646482
 Rezoning from A-1 to CD (based on A-1) / Housing Agreement
*in order to permit the development of a 17-unit farm workers residence on a lot
 within the ALR.*

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

RES.R09-1544 It was Moved by Councillor Villeneuve
 Seconded by Councillor Bose
 That application 7909-0151-00 be deferred
 pending the Agricultural Advisory Committee review and report.
Defeated with Councillor Steele, Gill, Martin,
 Hunt and Hepner against.

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 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).
- 2. Council authorize staff to draft a Housing Agreement and associated By-law.

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan for widening on 16 Avenue to the satisfaction of the Approving Officer;
 - (c) the application be presented to the Agricultural Advisory Committee (AAC) for further comment based on requested additional information; and
 - (d) the applicant enter into a Housing Agreement with the City to limit occupancy of the 17-unit farm workers residence to farm employees and farm researchers only.

RES.R09-1545 Carried with Councillors Villeneuve and Bose against.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 17016" pass its first reading.

RES.R09-1546 Carried with Councillors Villeneuve and Bose against.

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

It was Moved by Councillor Hepner
Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 17016" pass its second reading.

RES.R09-1547 Carried with Councillors Villeneuve and Bose against.

It was then Moved by Councillor Hepner
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2009, No. 17016" be held at the City
Hall on October 19, 2009, at 7:00 p.m.

RES.R09-1548 Carried with Councillors Villeneuve and Bose against.

22. **7909-0099-00**
17565 - 2 Avenue
Michael Sanderson / Paro Properties Inc., Inc. No. BCo785453
Pacific Border Storage Ltd., Inc. No. BCo785411
Source One Holdings Ltd., Inc. No. BCo785493
Partial OCP Amendment from Commercial to Industrial
Rezoning from CD to CD (based on IB & CHI) / Development Permit
*in order to permit the future development of an Industrial Business Park,
Commercial Retail Uses and Hotel.*

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

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

1. a By-law be introduced to amend the OCP by redesignating the portion of the subject site shown in Appendix VI from "Commercial" to "Industrial" 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 the subject site from "Comprehensive Development Zone (CD)" (By-law No. 13488) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7909-0099-00 in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation and Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;

- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (g) registration of reciprocal access agreements and a Section 219 Restrictive Covenants for shared parking amongst future lots.

6. Council pass a resolution to amend the 1987 Douglas Local Area Plan from "Tourist Village" to "Tourist Village/Business Park" when the project is considered for final adoption.

RES.R09-1549 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 247 Amendment By law 2009, No. 17017" pass its first reading.

RES.R09-1550 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 247 Amendment By law 2009, No. 17017" pass its second reading.

RES.R09-1551 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 247 Amendment By law 2009, No. 17017" be held at the City Hall on October 19, 2009, at 7:00 p.m.

RES.R09-1552 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 17018" pass its first reading.

RES.R09-1553 Carried

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

the properties located at 6826, 6836, 6846 - 135A Street, 6805, 6835 and 6855 King George Highway, 13565 - 68 Avenue, lane dedicated by Plan 11180 and portion of 6861 King George Highway shown as Block "A" on the plan attached (Appendix VII) from "Single Family Residential Zone (RF)" (By-law No. 12000) all to "Comprehensive Development Zone (CD)" (By-law No. 12000).

4. a By-law be introduced for a Housing Agreement on the site under Section 905 of the Local Government Act.
5. Council authorize staff to draft Development Permit No. 7907-0129-00 in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of minor outstanding urban design issues to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) completion of the road closure and acquisition of the surplus lane dedicated by Plan No. 11180 and consolidation with the site;
 - (g) registration of a shared access easement agreement with a Section 219 Restrictive Covenant with the property at 6875 - King George Highway (to the North); and
 - (h) registration of a Housing Agreement on the site.
7. Council pass a resolution to amend the Newton Local Area Plan to redesignate the portion of the land shown in bold outline on the plan attached (Appendix VI) from "Urban Residential" to "Multiple Residential" when the project is considered for final adoption.

RES.R09-1556

Carried with Councillor Bose against.

- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 248 Amendment By law 2009, No. 17019" pass its first
reading.
RES.R09-1557 Carried with Councillor Bose against.
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By law, 1996, No. 12900, No. 248 Amendment By law 2009, No. 17019" pass its
second reading.
RES.R09-1558 Carried with Councillor Bose against.
- It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 248 Amendment By law 2009,
No. 17019" be held at the City Hall on October 5, 2009, at 7:00 p.m.
RES.R09-1559 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 17020" pass its first reading.
RES.R09-1560 Carried with Councillor Bose against.
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2009, No. 17020" pass its second reading.
RES.R09-1561 Carried with Councillor Bose against.
- It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2009, No. 17020" be held at the City
Hall on October 5, 2009, at 7:00 p.m.
RES.R09-1562 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "John Volken Foundation Housing
 Agreement Authorization By-law, 2009, No. 17021" pass its first reading.
 RES.R09-1563 Carried with Councillor Bose against.

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "John Volken Foundation Housing
 Agreement Authorization By-law, 2009, No. 17021" pass its second reading.
 RES.R09-1564 Carried with Councillor Bose against.

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "John Volken Foundation Housing
 Agreement Authorization By-law, 2009, No. 17021" pass its third reading.
 RES.R09-1565 Carried with Councillor Bose against.

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

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, No. 16822"
 7908-0055-00 - 0798440 B.C. Ltd., c/o Wilson Chang
 RF to CD (BL 12000) - 10290 - 143 Street - to permit the development of a
 4-storey apartment building consisting of 69 units.

Approved by Council: November 24, 2008

- * Planning & Development advise that (see memorandum dated September 8, 2009 in by-law back-up) By-law No. 16822 should be filed as the applicant has requested that the file be closed.

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16822" be filed.

RES.R09-1566

Carried

FINAL ADOPTIONS

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 202 Amendment By-law, 2008, No. 16567"
 7906-0122-00 - Ocean Park Nurseries Ltd., c/o Hunter Laird Engineering Ltd.
 (Clarence Arychuk)
 To authorize the redesignation of the property located at 2124 - 128 Street from Suburban (SUB) to Urban (URB).

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16568 & 16569.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 202 Amendment By law, 2008, No. 16567" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1567

Carried

3. "Part 1 of Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8512, Amendment By-law, 2008, No. 16568"
 7906-0122-00 - Ocean Park Nurseries Ltd., c/o Hunter Laird Engineering Ltd.
 (Clarence Arychuk)
 To amend CD By-law 8512 to remove a portion of 2124 - 128 Street.

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16567 & 16569.

- * Planning & Development advise that (see memorandum dated September 10, 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 it is now in order for Council to pass a resolution amending the Semiahmoo Peninsula Local Area Plan to redesignate the site from "Suburban 1/2 Acre" to "Urban".

* **Council is requested to pass a resolution amending the Semiahmoo Peninsula Local Area Plan to redesignate the site from "Suburban 1/2 Acre" to "Urban".**

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Council amend the Semiahmoo Peninsula Local Area Plan to redesignate the site from "Suburban 1/2 Acre" to "Urban".

RES.R09-1568 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Hunt
 That "Part 1 of Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8512, Amendment By-law, 2008, No. 16568" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1569 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16569" 7906-0122-00 - Ocean Park Nurseries Ltd., c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 CD (BL 8512) to CD (BL 12000) - Portion of 2124 - 128 Street - to allow subdivision into 7 oversized urban lots.

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16567 & 16568.

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16569" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1570 Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 203 Amendment By-law, 2008, No. 16570"

7906-0118-00 - John and Elsie Schussler, c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

To authorize the redesignation of a portion of the site located at 2092 - 128 Street and Portion of 2115 - 129 Street from Suburban (SUB) to Urban (URB).

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16571.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 203 Amendment By-law, 2008, No. 16570" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1571

Carried

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16571"
7906-0118-00 - John and Elsie Schussler, c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)
RH-G and RA (BL 12000) to CD (BL 12000) - 2115 - 129 Street and
2092 - 128 Street to allow subdivision into 9 oversized urban lots and
1 remainder RH-G lot.

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16570.

- * Planning & Development advise that (see memorandum dated September 10, 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 it is now in order for Council to pass a resolution amending the Semiahmoo Peninsula Local Area Plan to redesignate a portion of the site from "Suburban 1/2 Acre" to "Urban".
- * **Council is requested to pass a resolution amending the Semiahmoo Peninsula Local Area Plan to redesignate a portion of the site from "Suburban 1/2 Acre" to "Urban".**

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That Council amend the Semiahmoo
 Peninsula Local Area Plan to redesignate a portion of the site from "Suburban 1/2
 Acre" to "Urban".

RES.R09-1572 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16571" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R09-1573 Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 154 Amendment
 By-law, 2006, No. 16191"
 7906-0367-00 - Scott Blvd. Homes Ltd., c/o Barnett Dembek Architects Inc.
 (Maciej Dembek)
 To authorize the redesignation of the properties located at 8164 and
 8172 - 120A Street from Commercial (COM) to Multiple Residential (RM).

Approved by Council: December 18, 2006

This by-law is proceeding in conjunction with By-law 16192.

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 154 Amendment By law, 2006, No. 16191" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-1574 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16192"
 7906-0367-00 - Scott Blvd. Homes Ltd., c/o Barnett Dembek Architects Inc.
 (Maciej Dembek)
 C-8 to CD (BL 12000) - 8164 and 8172 - 120A Street - to permit the
 development of a four-storey apartment building.

Approved by Council: December 18, 2006

This by-law is proceeding in conjunction with By-law 16191.

Note: A Development Permit (7906-0367-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(a).

- * Planning & Development advise (see memorandum dated September 10, 2009 in by-law back-up) that it is now in order for Council to pass a resolution amending the Newton Local Area Plan to redesignate the site from "Retail Commercial" to "Multiple Residential (Medium Rise)".

- * **Council is requested to pass a resolution amending the Newton Local Area Plan to redesignate the site from "Retail Commercial" to "Multiple Residential (Medium Rise)".**

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That Council amend the Newton Local Area
 Plan to redesignate the site from "Retail Commercial" to "Multiple Residential
 (Medium Rise)"

RES.R09-1575 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2006, No. 16192" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R09-1576 Carried

- 9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16433"
 7907-0134-00 - Nicosta Holdings Ltd.
 C-8 to CD - 1554 - 128 Street - to permit a stand alone liquor store.

Approved by Council: July 23, 2007

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

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2007, No. 16433" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R09-1577 Carried with Councillor Hunt against.

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0367-00**
Scott Blvd. Homes Ltd., Inc. No. 0764207
Maciej Dembek (Barnett Dembek Architects Inc.)
 8164 and 8172 - 120A Street

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

"That Development Permit No. 7906-0367-00 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. 16192 under Item H.8.

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Development Permit No. 7906-0367-00
 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.R09-1578

Carried

- (b) **Development Permit No. 7907-0134-00**
Nicosta Holdings Ltd., Inc. No. BC0531267
George Docolas
 1554 - 128 Street

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

"That Development Permit No. 7907-0134-00 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. 16433 under Item H.9.

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Development Permit No. 7907-0134-00
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.R09-1579

Carried with Councillor Hunt against

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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


do now adjourn.

RES.R09-1580

Carried

The Regular Council- Land Use meeting adjourned at 5:53 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts