

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

**A. ADOPTION OF MINUTES****B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7909-0107-00**  
**16850 - 66 Avenue**  
Kirk Fisher, Lark Group / Czorny Alzheimer Centre Society, Inc. No. S47939  
Non-farm Use within the ALR  
*in order to permit the construction of Phase 2 of an existing care facility for persons  
with Alzheimer's/Dementia.*

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 authorize referral of the

proposed non-farm use to the Agricultural Land Commission and, upon receipt of  
a positive decision of the Agricultural Land Commission, instruct staff to bring the  
Development Permit forward for Council's consideration.

RES.R09-1725

Carried

NEWTON

2. **7909-0110-00**  
**5455/5477 - 152 Street; 15150 Highway No. 10 (56 Avenue)**  
**Sameh Guindi, Ionic Architecture Inc. / Benchmark Estate (2009) Ltd.**  
**Inc. No. 842656 / Cambridge Business Centres Inc., Inc. No. 115798**  
 Development Permit / Development Variance Permit  
*in order to allow three free-standing signs, two fascia signs and a DVP to reduce the distance between two free-standing signs on one lot from 30 m (100 ft.) to 25 m (82 ft.)*

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. Council authorize staff to draft Development Permit No. 7909-0110-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7909-0110-00 (Appendix III) varying the following to proceed to Public Notification:
  - (a) In Section 27(1)(f) of Part 5 Signs in Commercial/Industrial Zones in the Surrey Sign By-law, 1999, No. 13656, as amended, the minimum distance between free-standing signs on the same lot (152 Street) shall be 25 metres (82 ft.).

RES.R09-1726

Carried

3. **7909-0106-00**  
**5577 - 153A Street, 5570 152 Street and 15230 Highway No. 10**  
**Richard Coulter, Terrex Realty / Panorama Park Investments Ltd.,**  
**Inc. No. 0806551**  
 Rezoning from CD (By-law No. 16444) to CD / Liquor Primary License Relocation  
 Liquor License Amendment  
*in order to permit relocation of an existing Neighbourhood Brew Pub, extend the permitted hours of operation for a food primary establishment and permit a new liquor retail store in a business/retail centre currently under construction.*

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

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

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 16444) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. that a date for Public Hearing be set to solicit comments from area residents regarding the proposed relocation of a Liquor Primary License.
3. Council approve an amendment to an existing food primary license to proceed to Public Notification as follows:
  - (a) to extend the hours of operation from 11:00 a.m. to 1:00 a.m. Monday to Saturday; and from 11:00 a.m. to 12:00 midnight on Sunday.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) approval from the Ministry of Transportation and Infrastructure; and
  - (b) the applicant enter into a "Good Neighbour Agreement" to address operational issues.

RES.R09-1727

Carried with Councillor Hunt against.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17022" pass its first reading.

RES.R09-1728

Carried with Councillor Hunt against.

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

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17022" pass its second reading.

RES.R09-1729

Carried with Councillor Hunt against.

It was then Moved by Councillor Martin  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17022" be held at the City  
Hall on October 19, 2009, at 7:00 p.m.

RES.R09-1730

Carried



Councillor Martin noted that she has sought legal advice and has resolved that there is not conflict of interest with respect to the following application.

4. **7908-0058-00**  
**7093 King George Highway**  
**Gary Pooni, Brooks & Associates Inc. / Newton Square Properties Ltd.,**  
**Inc. No. 653099**  
Rezoning from C-8 to CD (based on C-8) / Development Permit  
Gaming License Amendment / Development Variance Permit  
*in order to permit the development of a Community Gaming Centre, including Bingo and a maximum of 150 slot machines, and façade improvements to the existing commercial buildings being retained.*

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

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

1. a By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to prepare a resolution to be delivered to the BC Lottery Corporation (BCLC) and the Gaming Policy & Enforcement Branch (GPEB) to allow the addition of slot machine gaming limited to 150 slots machines, to the existing Bingo Gaming License, following the consideration of the proposal at Public Hearing.
3. Council authorize staff to draft a general Development Permit No. 7908-0058-00 based on the design criteria and drawing attached as Appendix II, and Official Community Plan guidelines and Advisory Design Panel recommendations in Appendix IV.
4. Council approve Development Variance Permit No. 7908-0058-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum southerly and westerly interior side yards of the CD Zone from 7.5 m (25 feet) to 7.0 m (23 feet) and 0.3 m (1 foot) respectively, in order to accommodate the non-conforming siting of two (2) buildings being retained.
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 (lot consolidation) plan to the satisfaction of the City's Approving Officer;
- (c) completion of all road requirements affecting the subject properties associated with the final road network approved under the Newton Town Centre Study;
- (d) registration of a no-build Restrictive Covenant to ensure the logical assembly and future consolidation of adjoining remnant lands and/or abandoned portions of road to the south and east created by the implementation of the possible realignment of 70A Avenue and Hall Road are adequately incorporated into the overall development of the nearby area;
- (e) the applicant enter into a "Good Neighbour Agreement" to address neighbourhood and on-site operational issues of the CGC, such as safety and security, and provision of public access to designated community/meeting space on site; and
- (f) completion of an agreement satisfactory to the City regarding revenue sharing with the City.

RES.R09-1731

Carried with Councillor Hunt, Councillor Villeneuve, Councillor Rasode and Councillor Bose against.

It was

Moved by Councillor Steele  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17023" pass its first reading.

RES.R09-1732

Carried with Councillor Hunt, Councillor Villeneuve, Councillor Rasode and Councillor Bose against.

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

It was

Moved by Councillor Steele  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17023" pass its second reading.

RES.R09-1733

Carried with Councillor Hunt, Councillor Villeneuve, Councillor Rasode and Councillor Bose against.

It was then  
 Moved by Councillor Steele  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17023" be held at the City  
 Hall on October 19, 2009, at 7:00 p.m.

RES.R09-1734

Carried**SOUTH SURREY**

5. **7909-0151-00**  
**18782 – 16 Avenue**  
**Clarence Arychuk, Hunter Laird Engineering Ltd. / SMK Investments Inc.,**  
**Inc. No. BCo6482**  
 Rezoning from A-1 to CD (based on A-1) / Housing Agreement  
 Non-farm use under Section 20(3) of the ALC Act  
*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.

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

1. Council rescind Resolution R09-1548 to schedule the Public Hearing for  
 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009,  
 No. 17016" for October 19, 2009.
2. Council rescind Resolution R09-1547 giving second reading to "Surrey  
 Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17016".
3. Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment  
 By-law, 2009, No. 17016" as shown in Appendix IV.
4. Council give second reading to "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17016" as amended.

RES.R09-1735

Carried with Councillor Bose against.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Council rescind Resolution  
 No. R09-1548 of the September 14, 2009 Regular Council – Land Use minutes  
 scheduling Public Hearing for "Surrey Zoning By-law, 1993, No. 12000, Amendment  
 By-law, 2009, No. 17016" for October 19, 2009.

RES.R09-1736

Carried with Councillor Bose against.

RES.R09-1737 It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Council rescind Resolution R09-1547 of  
the September 14, 2009 Regular Council – Land Use minutes giving second reading  
to "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17016".  
Carried with Councillor Bose against.

RES.R09-1738 It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Council amend "Surrey Zoning By-law,  
1993, No. 12000, Amendment By-law, 2009, No. 17016" as shown in attached  
Appendix IV.  
Carried with Councillor Bose against.

RES.R09-1739 It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17016" pass its second reading as amended.  
Carried with Councillor Bose against.

RES.R09-1740 It was then Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17023" be held at the City  
Hall on October 19, 2009, at 7:00 p.m.  
Carried

6. **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 and CHI)  
Development Permit / Development Variance 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 Martin  
 Seconded by Councillor Villeneuve  
 That:

1. Council authorize staff to draft Development Permit No. 7909-0099-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7909-0099-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the CD Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.).
3. 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) approval from the Ministry of Transportation & Infrastructure;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (e) completion of rezoning and general development permit.

RES.R09-1741

Carried with Councillor Bose against.

7. **7907-0282-00**  
**16082 - 40 Avenue**  
**Oleg Verbenkov, Pacific Land Resource Group Inc. /**  
**Karnail Singh Sekhon and Sukhdev Kaur Sekhon / Himmat Singh Sekhon**  
**and Mohinder Kaur Sekhon / Baldev Singh Sekhon and**  
**Gurmeet Kaur Sekhon**  
 Development Permit  
*in order to establish a landscaped buffer as part of a subdivision along the ALR.*

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 Council approve the attached  
Development Permit No. 7907-0282-00 (Appendix IV), 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.R09-1742

Carried with Councillor Hunt against.**SURREY CITY CENTRE/WHALLEY**

8. 7909-0130-00  
10459 - 144 Street  
Mr. Minh Ngo / City of Surrey  
OCP Amendment  
Temporary Commercial Use Permit

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 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. 7909-0130-00  
(Appendix V) 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) ensure that all requirements, including a licensing agreement, are  
addressed to the satisfaction of the Realty Services Division.

RES.R09-1743

Carried

- It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 95 Amendment By-law 2009, No.17024" pass its  
first reading.
- RES.R09-1744 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. 95 Amendment By-law 2009, No.17024" pass its  
second reading.
- RES.R09-1745 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. 95 Amendment By-law 2009,  
No.17024" be held at the City Hall on October 19, 2009, at 7:00 p.m.
- RES.R09-1746 Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

9. 7907-0319-00  
13812, 13856, and 13890 - 64 Avenue  
Matthew Cheng / 0801212 B.C. Ltd., Inc. No. BCo81212  
**Director Information:**  
Harjit S. Atwal / Parmjit Singh Randhawa  
**Officer Information: (as at August 29, 2009)**  
Harjit S. Atwal (President) / Parmjit Singh Randhawa (Secretary)  
NCP Amendment from Single Family Small Lots, Buffer and Townhouses  
(15 upa max.) to Townhouses (25 upa max.)  
Rezoning from RA to RM-30 / Development Permit  
*in order to permit the development of a 160-unit townhouse complex.*

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

- It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That:
1. Council File "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15832".



2. Council Rescind Resolution No. RES.Ro5-2272 and File Development Variance Permit No. 7905-0131-00
3. 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.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 480 square metres (5,166.6 sq. ft.) to 270 square metres (2,906sq.ft.).
5. Council authorize staff to draft Development Permit No. 7907-0319-00 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 subdivision layout (lot consolidation plan) to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) the applicant adequately address the impact of reduced indoor amenity space;
  - (f) registration of an access easement with a Section 219 Restrictive Covenant to provide access to the properties to west and south; and
  - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space.
7. Council pass a resolution to amend South Newton NCP to redesignate the land from "Single Family Small Lots", "Buffer" and "Townhouses (15 upa max.)" to "Townhouses (25 upa max.)" when the project is considered for final adoption.

RES.Ro9-1747

Carried with Councillor Bose against.

RES.R09-1748 It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15832" be filed.  
Carried with Councillor Bose against.

RES.R09-1749 It was Moved by Councillor Hunt  
Seconded by Councillor Rasode  
That Council rescind Resolution  
No. R05-2272 of the September 19, 2005 Regular Council - Public Hearing Meeting  
approving Development Variance Permit No. 7905-0131-00.  
Carried with Councillor Bose against.

RES.R09-1750 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17025" pass its first reading.  
Carried with Councillor Bose against.

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

RES.R09-1751 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17025" pass its second reading.  
Carried with Councillor Bose against.

RES.R09-1752 It was then Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17025" be held at the City  
Hall on October 19, 2009, at 7:00 p.m.  
Carried

10. **7907-0318-00**  
**13936, 13974 and 13984 - 64 Avenue**  
**Matthew Cheng / o805226 B.C. Ltd., Inc. No. BCo805226**  
**Director Information:**  
**Harjit S. Atwal / Parmjit Singh Randhawa**  
**Officer Information: (as at August 29, 2009)**  
**Harjit S. Atwal (President) / Parmjit Singh Randhawa (Secretary)**  
NCP Amendment from Buffer and Townhouses (15 upa max.) to Townhouses  
(25 upa max.) / Rezoning from RA to CD (based on RM-30) / Development Permit  
*in order to permit the development of a 90-unit townhouse complex and protection*  
*of 1.6 ha (4 acre) riparian setback area.*

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

It was

Moved by Councillor Martin  
Seconded by Councillor Steele  
That:

1. Council File "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15833".
2. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 270 square metres (2,906 sq.ft.) to 139 square metres (1,496 sq.ft.).
4. Council authorize staff to draft Development Permit No. 7907-0318-00 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 (lot consolidation plan) to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) the applicant adequately address the impact of reduced indoor amenity space;
  - (f) input from Senior Government Environmental Agencies;
  - (g) registration of an access easement with a Section 219 Restrictive Covenant to provide access to the properties to the west (located at 13906 and 13928 - 64 Avenue); and
  - (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.



6. Council pass a resolution to amend South Newton NCP to redesignate the northerly portion of the site, from "Buffer" and "Townhouses (15 upa max.)" to "Townhouses (25 upa max.)" and the southerly portion from "Townhouses (15 upa max.)" to "Creeks and Riparian Setback" as shown in Appendix VI, when the project is considered for final adoption.
- RES.R09-1753 Carried with Councillor Bose against.
- It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15833" be filed.
- RES.R09-1754 Carried with Councillor Bose against.
- It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17026" pass its first reading.
- RES.R09-1755 Carried with Councillor Bose against.
- The said By-law was then read for the second time.
- It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17026" pass its second reading.
- RES.R09-1756 Carried with Councillor Bose against.
- It was then Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17026" be held at the City  
Hall on October 19, 2009, at 7:00 p.m.
- RES.R09-1757 Carried

### SURREY CITY CENTRE/WHALLEY

11. **7909-0164-00**  
**8365 - 140 Street**  
**Balbir Singh Nanra / Canadian Ramgarhia Society, Inc. No. S9876**  
Development Variance Permit  
*in order to relax the maximum height of an accessory structure, to permit a 18.74-metre (60 ft.) high flagpole for a Sikh Temple currently under construction.*

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. 7909-0164-00, (Appendix II) varying the following, to proceed to Public  
 Notification:

- (a) to vary the maximum height of an accessory structure in the PA-2 Zone  
 from 4 metres (13 ft.) to 18.74 metres (60 ft.).

RES.R09-1758

Carried

12. 7909-0141-00  
 13899 Laurel Drive  
 Maciej Dembek / 13938 Holdings Corporation, Inc. No. 0748261  
Director Information:

Eddie Chiu

Officer Information: (as at February 8, 2009)

Eddie Chiu (President)

Restrictive Covenant Amendment / Development Variance Permit  
*in order to modify the parking for a 61-unit townhouse project currently under  
 construction.*

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. Council approve Development Variance Permit No. 7909-0141-00  
 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to vary the tandem parking requirements in the RM-30 Zone to  
 allow one (1) tandem parking space to be unenclosed for  
 18 proposed units.
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) amendment of the existing Section 219 Restrictive Covenant  
 BB424673, which specifically identifies the allowable tandem  
 parking arrangements.

RES.R09-1759

Carried

FLEETWOOD/GUILDFORD

13. 7908-0052-00  
 9998 and 10020 - 176 Street;  
 Portion of 17626 Barnston Drive East  
 Richard Bernstein, c/o Chris Dikeakos Architect / 0794043 B.C. Ltd.,  
 Inc. No. 0794043  
Director Information:  
 Joginder Dhaliwal  
 No Officer Information Filed  
 OCP Amendment on portions from Suburban and Commercial to Multiple Residential / Rezoning from CG-2 and CD (By-law No. 14876) to CD (based on CG-2, C-8 and RM-70) / Development Permit  
*in order to permit a mixed-use commercial and multi-family residential development with approximately 841 dwelling 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 amend the OCP by redesignating portions of the subject site from Suburban and Commercial 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 "Comprehensive Development Zone (CD)" (By-law No. 14876) and "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) 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. 7908-0052-00 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 a landscaping plan to the 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 this development will place additional pressure on existing park facilities to the satisfaction of the General Managers, Parks, Recreation and Culture and Planning and Development;
- (g) completion of the land acquisition by the Gateway Program for the Barnston Drive East and the Highway No. 1 off-ramp;
- (h) registration of reciprocal access easements over the five proposed lots;
- (i) provision of community benefit to satisfy the OCP amendment policy for Type 2 OCP Amendment applications; and
- (j) registration of joint agreements between the properties for access to the indoor and outdoor common amenity space.

6. Council pass a resolution to amend the Fraser Heights Local Area Plan to redesignate the site from "Commercial" and "Suburban" to "Multiple Residential" when the project is considered for final adoption.

RES.R09-1760

Carried with Councillor Bose against.

It was

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

By-law, 1996, No. 12900, No. 249 Amendment By-law 2009, No. 17027" pass its first reading.

RES.R09-1761

Carried with Councillor Bose against.

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

It was

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

By-law, 1996, No. 12900, No. 249 Amendment By-law 2009, No. 17027" pass its second reading.

RES.R09-1762

Carried with Councillor Bose against.

- RES.R09-1763 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, No. 249 Amendment By-law 2009,  
No. 17027" be held at the City Hall on October 19, 2009, at 7:00 p.m.  
Carried
- RES.R09-1764 It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17028" pass its first reading.  
Carried with Councillor Bose against.
- The said By-law was then read for the second time.
- RES.R09-1765 It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17028" pass its second reading.  
Carried with Councillor Bose against.
- RES.R09-1766 It was then Moved by Councillor Martin  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17028" be held at the City  
Hall on October 19, 2009, at 7:00 p.m.  
Carried
- RES.R09-1767 It was then Moved by Councillor Hepner  
Seconded by Councillor Martin  
That staff provide a report regarding  
provisions for amenity contribution be done during different building phases due  
to the current economic climate.  
Carried

**C. CORPORATE REPORTS****D. ITEMS TABLED BY COUNCIL****E. DELEGATIONS****F. CORRESPONDENCE****G. NOTICE OF MOTION**

**H. BY-LAWS**

## TO BE FILED

1. "City of Surrey Heritage Revitalization Agreement By-law, 2008, No. 16758"  
7907-0312-00 - Steven and Mary St. Denis, c/o H.Y. Engineering Ltd.  
(Theresa Rawle)

A by-law to enter into a Heritage Revitalization Agreement to allow for subdivision into 2 single family residential lots and the restoration and maintenance of the John Sedgwick House located at 5441 - 184 Street.

Approved by Council: September 8, 2008

- \* Planning & Development advise that (see memorandum dated September 17, 2009 in by-law back-up) By-law No. 16758 should be filed as the applicant has sold the property and has requested the file be closed. Further, the new owners have no interest in pursuing the application.

It was

Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "City of Surrey Heritage Revitalization

Agreement By-law, 2008, No. 16758" be filed.

RES.R09-1768

Carried

## FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16713"  
7907-0081-00 - Ekam Development Ltd., c/o Coastland Engineering &  
Surveying Ltd. (Mike Helle)  
RA to RF and RF-12 (BL 12000) - 14633 - 111A Avenue - to allow subdivision into 11 standard single family lots and 17 small single family lots.

Approved by Council: June 23, 2008

**Note:** At the July 14, 2008 Regular Council-Public Hearing meeting, Council passed the following resolution:

"That the bylaw be sent back to staff to redesign the 17 small single family lots to be standard single family RF-lots and give consideration to percentage of house to lot to be more consistent with the surrounding neighborhood."

Planning & Development addressed this resolution in Corporate Report L008 received by Council on May 4, 2009.

- \* Planning & Development advise that (see memorandum dated September 30, 2009 in by-law back-up) in responding to local community concerns for the



preservation of existing view corridors and sightlines, the applicant has entered into an additional Section 219 Restrictive Covenant to ensure that the building heights of the internal RF-12 lots are limited to a maximum of 9.0 metres (30 ft.). Further, RF-12 lots 10 to 15 inclusive and Lot 23 will have increased side yard setbacks of 1.8 metres (6 ft.). These additional restrictions were previously noted in Corporate Report Loo8 received by Council on May 4, 2009.

- \* Planning & Development further advise that the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16713" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R09-1769

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16925"  
7905-0123-00 - 581947 B.C. Ltd., c/o Raghbir Mand  
C-8 and RF to CD (BL 12000) - 15903, 15913, 15929 and 15937 Fraser Highway  
- to permit the development of a retail shopping centre.

Approved by Council: April 20, 2009

**Note:** A Development Permit (7905-0123-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a).

- \* Planning & Development advise that (see memorandum dated September 30, 2009 in by-law back-up) in response to concerns that were raised at the Public Hearing by adjacent residents, the applicant has entered into a Good Neighbor Agreement to help limit off-site impacts. The proponent has agreed to restrict restaurants or other noisy evening oriented businesses to the buildings that front onto Fraser Highway, prohibit bottle depots as a use on the site, monitor and restrict night time lighting and limit delivery and garbage collection times to between 7:00 a.m. and 6:00 p.m., Monday to Saturday. The Agreement will be registered as a Restrictive Covenant on the property's title.

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 16925" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R09-1770

Carried

## MISCELLANEOUS

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16473"  
7906-0498-00 - Balbiro and Sukhdev Kajla, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)  
RA to RH (BL 12000) - Portion of 14079 - 32 Avenue (Block A) to permit  
subdivision into 3 half-acre family lots.

Approved by Council: October 1, 2007

- \* Planning & Development advise that (see memorandum dated October 2, 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 since Bylaw 16473 received third reading, a minor change was identified as necessary to the lot layout. This change is a result of two lot lines that were slightly modified to allow Lot 3 (the southerly lot at the corner of 32 Avenue and 141 Street) to meet the minimum width requirement in the RH Zone (30 m/100 ft). *This minor change to lot boundaries does not affect land use or density and therefore a new Public Hearing is not required.*

As a result of the lot layout modification, the zoning boundary needs to be adjusted. Council is requested to rescind third reading of Bylaw 16473 and amend the bylaw in Section 1 and append a new Survey Plan as outlined in the memorandum in by-law back-up.

- \* Further, Planning & Development advise that it is now in order for Council to pass a resolution amending the Central Semiahmoo Peninsula Local Area Plan to redesignate the site from One Acre and Half Acre Gross Density to Half Acre and Half Acre Gross Density.

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

That Council rescind Resolution R07-2770 of

the October 15, 2007 Regular Council-Public Hearing Minutes passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16473"

RES.R09-1771

Carried

- RES.R09-1772 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council amend "Surrey Zoning By-law,  
1993, No. 12000, Amendment By-law, 2007, No. 16473" in Section 1 and replace  
Schedule A as outlined in the memorandum in by-law back-up.  
Carried
- RES.R09-1773 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16473" pass its third reading as amended.  
Carried
- RES.R09-1774 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council amend the Central Semiahmoo  
Peninsula Local Area Plan to redesignate the site from One Acre and Half Acre  
Gross Density to Half Acre and Half Acre Gross Density.  
Carried
- RES.R09-1775 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16473" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16474"  
7906-0498-00 - Balbiro and Sukhdev Kajla, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)  
RA to CD (BL 12000) - Portion of 14079 - 32 Avenue (Block B) - to permit  
subdivision into 3 half-acre family lots.

Approved by Council: October 1, 2007

- \* In addition, Planning & Development advise that since Bylaw 16474 received third  
reading, a minor change was identified as necessary to the lot layout. This change  
is a result of two lot lines that were slightly modified to allow Lot 3 (the southerly  
lot at the corner of 32 Avenue and 141 Street) to meet the minimum width  
requirement in the RH Zone (30 m/100 ft). *This minor change to lot boundaries  
does not affect land use or density and therefore a new Public Hearing is not  
required.*

As a result of the lot layout modification, the zoning boundary needs to be  
adjusted. Council is requested to rescind third reading of Bylaw 16474 and amend



the bylaw in Section 1 and append a new Survey Plan as outlined in the memorandum in by-law back-up.

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That Council rescind Resolution R07-2771 of  
the October 15, 2007 Regular Council-Public Hearing Minutes passing Third  
Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,  
No. 16474"

RES.R09-1776 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That Council amend "Surrey Zoning By-law,  
1993, No. 12000, Amendment By-law, 2007, No. 16474" in Section 1 and replace  
Schedule A as outlined in the memorandum in by-law back-up.

RES.R09-1777 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16474" pass its third reading as amended.

RES.R09-1778 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16474" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R09-1779 Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0123-00**  
**581947 B.C. Ltd., Inc. No. 581947**  
**Raghibir Ray Mand**  
15903, 15913, 15929 and 15937 Fraser Highway

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

"That Development Permit No. 7905-0123-00 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. 16925 under Item No. H.3.

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That Development Permit No. 7905-0123-00  
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.R09-1780

Carried

(b) **Development Permit No. 7909-0131-00**  
**Thomas Woo, BPRT Holdings Ltd.**  
**Townline Ventures Clayton Rise Ltd.**  
**BPRT Holdings Ltd., Inc. No. 773636**  
19505 - 68A Avenue

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

"That Development Permit No. 7909-0131-00 be approved; that the Mayor  
and Clerk be authorized to sign the Development Permit; and that Council  
authorize the transfer of the Permit to the heirs, administrators, executors,  
successors, and assigns of the title of the land within the terms of the  
Permit."

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Development Permit No. 7909-0131-00  
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.R09-1781

Carried

**J. OTHER BUSINESS**

K. ADJOURNMENT

It was

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

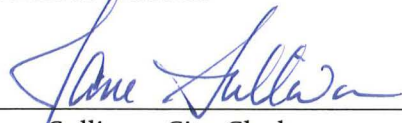
do now adjourn.

RES.R09-1782

Carried

The Regular Council- Land Use meeting adjourned at 6:09 p.m.

Certified Correct:



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Jane Sullivan, City Clerk



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Mayor Dianne Watts