

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****NEWTON**

1. **7909-0196-00**
14409 Ridge Crescent
Clarence Arychuk, Hunter Laird Engineering Ltd. / Ranjit Singh Virk and
Manjit Singh Virk
OCP amendment to declare the site a Temporary Use Permit Area
Temporary Use Permit
in order to allow operation of a limousine rental business including parking of
limousines, for a period not to exceed two years.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That Application 7909-0196-00 be deferred

to Regular Council – Land Use of December 14, 2009.

RES.R09-2024

Carried

SOUTH SURREY

2. **7909-0121-00**
3140 King George Highway
Curtis Moyen, Tapwood Holdings Ltd. / Tiffany Restaurant Ltd.,
Inc. No. BCo588309
Rezoning from CD (By-law No. 12916) to CD (based on CHI and C-5)
Development Permit
in order to permit the operation of a liquor store and installation of new signage on the site.

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

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

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 12916) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7909-0121-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation and Infrastructure;
 - (c) the applicant enter into a "Good Neighbour Agreement" for both the existing neighbourhood pub and proposed Licensee Retail Store (LRS); and
 - (d) the applicant complete the following formal amendments to their existing liquor license approvals from LCLB in order to comply with established City Policy:
 - (i) reduce the operating hours on the Forest pub's Provincial liquor primary license from 10:00 a.m. to 2:00 a.m. Monday to Saturday and 10:00 a.m. to 1:00 a.m. Sunday to 11:00 a.m. to 1:00 a.m. Sunday to Thursday and 11:00 a.m. to 2:00 a.m. Friday and Saturday; and

(ii) eliminate the existing off-sales endorsement on the liquor primary liquor license for the pub.
 RES.R09-2025 Carried with Councillor Hunt and Councillor Hepner against.

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 17084" pass its first reading.
 RES.R09-2026 Carried with Councillor Hunt and Councillor Hepner 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. 17084" pass its second reading.
 RES.R09-2027 Carried with Councillor Hunt and Councillor Hepner 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. 17084" be held at the City
 Hall on December 14, 2009, at 7:00 p.m.
 RES.R09-2028 Carried.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

3. 7907-0244-00
 6094 - 188 Street and 18894 - 60B Avenue
 Robert T. Lever / Alice McKimmon, Linda Dadey, Bonnie Dalgleish and
 Joan Dalgleish / Robert Trevon Lever and Joan Helen Dalgleish
 Development Variance Permit
in order to waive works and services along 188 Street and to waive road dedication requirements for 188 Street.

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 Council approve Development Variance
 Permit No. 7907-0244-00, (Appendix IV) varying the following requirements of
 Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to
 proceed to Public Notification:

- (a) to waive the requirement to provide road widening for the fronting portion of 188 Street; and
- (b) to waive the requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer and drainage works, underground wiring and street lighting systems for the fronting portion of 188 Street.

RES.R09-2029

CarriedNEWTON

4. **7909-0044-00**
5986 - 124A Street
Roger Jawanda, CitiWest Consulting Ltd. / Malkiat Singh Athwal and
Balvinder Kaur Athwal
 OCP Amendment from Suburban to Urban
 Rezoning from RA to RF
in order to allow subdivision into two single family lots.

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

It was

Moved by Councillor Martin
 Seconded by Councillor Gill
 That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban 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 "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.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) approval from the Ministry of Transportation and Infrastructure; and
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R09-2030 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 252 Amendment By law 2009, No. 17085" pass its first reading.

RES.R09-2031 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. 252 Amendment By law 2009, No. 17085" pass its second reading.

RES.R09-2032 Carried

It was then Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 252 Amendment By law 2009,
 No. 17085" be held at the City Hall on December 14, 2009, at 7:00 p.m.

RES.R09-2033 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 17086" pass its first reading.

RES.R09-2034 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. 17086" pass its second reading.

RES.R09-2035 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. 17086" be held at the City Hall on December 14, 2009, at 7:00 p.m.

RES.R09-2036

Carried

5. 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 Martin

Seconded by Councillor Steele

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, 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 & Infrastructure;
 - (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.

RES.R09-2037

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2006, No. 15950 Amendment By-law, 2009, No. 17087" pass its
first reading.
RES.R09-2042 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, 2006, No. 15950 Amendment By-law, 2009, No. 17087" pass its
second reading.
RES.R09-2043 Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15950 Amendment By-law,
2009, No. 17087" be held at the City Hall on December 14, 2009, at 7:00 p.m.
RES.R09-2044 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Rosemary Housing Agreement
Authorization By-law, 2006, No. 15951, Amendment By-law, 2009, No. 17088" pass
its first reading.
RES.R09-2045 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Rosemary Housing Agreement
Authorization By-law, 2006, No. 15951, Amendment By-law, 2009, No. 17088" pass
its second reading.
RES.R09-2046 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Rosemary Housing Agreement
Authorization By-law, 2006, No. 15951, Amendment By-law, 2009, No. 17088" pass
its third reading.
RES.R09-2047 Carried

- 7. **7909-0039-00**
13685 - 32 Avenue
John Kaethler, Abby Downs Construction Ltd. / Gary Baker
 Rezoning from RA to CD (based on RA-G)
in order to allow subdivision into four (4) one-acre gross density type single family lots.

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

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

- 1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
- 2. 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 address minimum 15% cash-in-lieu of parkland requirement for the site;
 - (e) the applicant address the deficit in tree replacement;
 - (f) registration of a Section 219 Restrictive Covenant to ensure tree preservation; and
 - (g) the applicant remove or relocate the hot tub from the future front yard of proposed Lot 2.

RES.R09-2048 Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17089" pass its first reading.

RES.R09-2049 Carried

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

- RES.R09-2050
- It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17089" pass its second reading.
Carried
- RES.R09-2051
- 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. 17089" be held at the City
Hall on December 14, 2009, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

8. 7906-0001-00
7906-0001-01
300 & 310 – 171 Street, 287 & 311 – 172 Street, 17162 – 4 Avenue and
portion of 3rd Avenue
Mr. Luvdeep James Randawa, Peace Initiatives Ltd.
Nemat Ali Sidhu, Nazir Ahmed Gundhra / 555 Investments Ltd., Inc. No. 707825
Peace Initiatives Ltd., Inc. No. 0738733
Partial OCP amendment from "Suburban" to "Urban"
NCP amendment from "Suburban ½ Acre", "Urban Single Family (6 u.p.a.)", "Small
Lot Single Family (10 upa), and "Townhouse (15 upa)" to "Urban Single Family (6
u.p.a)", "Single Family Flex (6-14.5 u.p.a)", "Townhouse (30 u.p.a) and "Open
Space".
Rezoning from RA to CD (based on RH-G and RF), CD (based on RM-30) and
RF-12 / Development Permits
*in order to allow subdivision into 2 half-acre gross-density type lots, 6 urban
transition lots, 26 small single family lots and 49 townhouse units, and
establishment of a landscape buffer along the ALR.*

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 a portion of
the property from "Suburban" to "Urban" and a date be set for
Public Hearing (Appendix IX).
 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 portions of the property shown as Blocks "C" and "D" on Appendix I 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 (Appendix XII).
4. a By-law be introduced to rezone portions of the property shown as Block "F" on Appendix I 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 (Appendix XIII).
5. a By-law be introduced to rezone portion of the property shown as Blocks "A", "B" and "E" on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7906-0001-00 in accordance with the attached drawings (Appendix X).
7. Council authorize staff to draft Development Permit No. 7906-0001-01 in accordance with the attached drawings (Appendix XI).
8. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) completion of environmental requirements from Senior Government Environmental Agencies, including dedication of riparian areas and environmental enhancement works;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) resolution of outstanding design issues and submission of finalized architectural drawings to the satisfaction of the Acting City Architect;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) completion of the road closure of 3 Avenue and consolidation with the site;
- (i) registration of a Section 219 Restrictive Covenant for tree preservation and establishment of building envelopes;
- (j) registration of a Section 219 Restrictive Covenant to prohibit vehicle driveway access to lots 14 and 15 from 4th Avenue, and ensure vehicle access is from the rear lane only;
- (k) completion of a landscape buffer on proposed lots 14 and 15 fronting 4th Avenue along the ALR, and registration of a Section 219 Restrictive Covenant and financial securities to ensure future maintenance of the buffer and to provide notice to future owners of potential nuisance from agricultural activities on parcels across 4th Avenue within the ALR;
- (l) the applicant addresses the deficit in tree replacement;
- (m) the applicant addresses the 15% cash-in-lieu of parkland for the half-acre gross density type lots fronting 4th Avenue;
- (n) the applicant enters into a license agreement with the City to ensure completion and maintenance of riparian enhancement works on dedicated lands; and
- (o) the applicant addresses the impact of the proposal on proposed park and recreational facilities planned in this area.

9. Council pass a resolution to amend the Douglas NCP to redesignate portions of the land from "Suburban 1/2 Acre" , "Urban Single Family", "Small Lot Single Family" and "Townhouse (15 upa) to "Urban Single Family", "Single Family Flex", "Townhouse (30 upa)" and "Open Space" when the project is considered for final adoption. (Appendix VIII)

RES.R09-2052

Carried with Councillor Bose and Councillor Villeneuve against.

It was

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

By-law, 1996, No. 12900, No. 253 Amendment By law 2009, No. 17090" pass its first reading.

RES.R09-2053

Carried with Councillor Bose and Councillor Villeneuve against

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 253 Amendment By law 2009, No. 17090" pass its
second reading.

RES.R09-2054 Carried with Councillor Bose and Councillor
Villeneuve against.

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 253 Amendment By law 2009, No.
17090" be held at the City Hall on December 14, 2009, at 7:00 p.m.

RES.R09-2055 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17091" pass its first reading.

RES.R09-2056 Carried with Councillor Bose and Councillor
Villeneuve against.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17091" pass its second reading.

RES.R09-2057 Carried with Councillor Bose and Councillor
Villeneuve against.

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17091" be held at the City
Hall on December 14, 2009, at 7:00 p.m.

RES.R09-2058 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17092" pass its first reading.

RES.R09-2059 Carried with Councillor Bose and Councillor
Villeneuve against.

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

RES.R09-2060
It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17092" pass its second reading.
Carried with Councillor Bose and Councillor
Villeneuve against.

RES.R09-2061
It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17092" be held at the City
Hall on December 14, 2009, at 7:00 p.m.
Carried

RES.R09-2062
It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17093" pass its first reading.
Carried with Councillor Bose and Councillor
Villeneuve against.

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

RES.R09-2063
It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17093" pass its second reading.
Carried with Councillor Bose and Councillor
Villeneuve against.

RES.R09-2064
It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17093" be held at the City
Hall on December 14, 2009, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTION

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16776"
7907-0313-00 - The Trustees of the Bethany-Newton United Church
c/o Mr. Doug Johnson
RA to CD (BL 12000) - Portion of 14853 - 60 Avenue - to permit the
development of a mixed commercial-residential complex comprising
27 apartment units above 715.53 square metres (7,702 sq. ft.) of
neighbourhood commercial space and 35 townhouses

Approved by Council: September 29, 2008

Note: See Development Permit No. 7907-0313-00 under Clerk's Report Item I.1(g).

- * Planning & Development advise (reference memorandum dated November 27, 2009 in by-law back-up) that it is now in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the easterly portion of the property from "Mixed Commercial Residential Townhouses" and "Creeks and Riparian Setbacks" to "Townhouses (25 upa max)", "Mixed Commercial Residential Apartments" and "Proposed Parks and Walkways".

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council amend the South Newton
 Neighbourhood Concept Plan to redesignate the easterly portion of the property
 from "Mixed Commercial Residential Townhouses" and "Creeks and Riparian
 Setbacks" to "Townhouses (25 upa max)", "Mixed Commercial Residential
 Apartments" and "Proposed Parks and Walkways".

RES.R09-2065 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16776" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R09-2066 Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16821"
7907-0269-00 - New Cory Investments Inc., c/o Focus Architecture and Planning
(Carson Nofle)
RA and RF to CD (BL 12000) - 2901, 2915 and 2929 King George Highway -
to permit the development of a 42-unit townhouse complex.

Approved by Council: November 24, 2008

Note: See Development Permit No. 7907-0269-00 under Clerk's Report Item I.1(f).

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16821" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2067

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16673" 7906-0415-00 - Cascade Creek Development Corporation, c/o McElhanney Engineering Services Ltd. (James Pernu) RA to RF-SD and C-5 (BL 12000) - 19215 - 72 Avenue - to allow subdivision into 4 single family lots with 2 semi-detached (duplex) residential buildings and one neighbourhood commercial site.

Approved by Council: May 26, 2008

Note: See Development Permit No. 7906-0415-00 under Clerk's Report, Item I.1(c).

- * Planning & Development advise that (see memorandum dated November 26, 2009 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16673" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2068

Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 222 Amendment By-law, 2008, No. 16745" 7908-0011-00 - 2538 88th Ave Holdings Ltd., c/o Mosaic Avenue Construction Ltd.
To authorize the redesignation of the site located at 16166 - 88 Avenue, 8755 and 8769 - 162 Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: July 28, 2008

This by-law is proceeding in conjunction with By-law 16746.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 222 Amendment By law, 2008, No. 16745" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2069

Carried

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16746"
7908-0011-00 - 2538 88th Ave Holdings Ltd., c/o Mosaic Avenue Construction Ltd.
RA & RF to CD (BL 12000) - 16166 - 88 Avenue, 8755 and 8769 - 162 Street -
to permit the development of approximately 62 townhouse units.

Approved by Council: July 28, 2008

This by-law is proceeding in conjunction with By-law 16745.

Note: See Development Permit No. 7908-0011-00 under Clerk's Report,
Item I.1(e).

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16746" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R09-2070

Carried

- 6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 230 Amendment
By-law, 2008, No. 16810"
7906-0463-00 - Ambros Developments II Ltd., c/o Focus Architecture
Incorporated (Carson Noftle)
To redesignate a portion of the site located at 7095 and 7105 - 192 Street, and
Portion of 7175 - 192 Street from "Urban (URB)" to "Multiple Residential (RM)".

Approved by Council: November 24, 2008

This by-law is proceeding in conjunction with By-law 16811.

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 230 Amendment By law, 2008, No. 16810" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2071

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16811"
7906-0463-00 - Ambros Developments II Ltd., c/o Focus Architecture
Incorporated (Carson Nofle)
RA to RM-30 and C-5 (BL 12000) - 7095, 7105 and 7175 - 192 Street - to
permit the development of approximately 81 townhouse units and a
2-storey commercial building.

Approved by Council: November 24, 2008

Note: See Development Permit No. 7906-0463-00 under Clerk's Report
Item I.1(b).

This by-law is proceeding in conjunction with By-law 16810.

- * Planning & Development advise (reference memorandum dated November 26,
2009 in by-law back-up) that it is now in order for Council to pass a resolution
amending the East Clayton Neighbourhood Concept Plan to redesignate the site
from "Special Residential" and "Low Density" to "Neighbourhood Commercial" and
"Medium-High Density".

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That Council amend the East Clayton
Neighbourhood Concept Plan to redesignate the site from "Special Residential"
and "Low Density" to "Neighbourhood Commercial" and "Medium-High Density".

RES.R09-2072

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16811" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R09-2073

Carried

Councillor Gill left the meeting at 5:40 p.m. for conflict of interest as he has an employment
relationship with the following two applications.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16967"
7909-0022-00 - City of Surrey, c/o City Spaces Consulting Ltd. (John Gauld); Coast
Mental Health (Darrell Burnham)
RF to CD (BL 12000) - Portion of 13922 - 101 Avenue - to permit the
development of a 52-unit, 3-storey apartment building to house the
homeless and those at risk of becoming homeless.

Approved by Council: June 29, 2009

Note: See Development Permit No. 7909-0022-00 under Clerk's Report,
Item I.1(a).

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16967" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R09-2074 Carried

9. "Provincial Rental Housing Corporation Housing Agreement, Authorization
 By-law, 2009, No. 16968"
 7909-0022-00 – City of Surrey c/o City Spaces Consulting Ltd. (John Gauld); Coast
 Mental Health (Darrell Burnham)
 A by-law to authorize the City of Surrey to enter into a housing agreement with
 Provincial Rental Housing Corporation. This agreement is intended to restrict
 occupancy of the proposed facility on a Portion of 13922 - 101 Avenue to those who
 are homeless or at risk of becoming homeless.

Approved by Council: June 29, 2009

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Provincial Rental Housing Corporation
 Housing Agreement, Authorization By law, 2009, No. 16968" be finally adopted,
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R09-2075 Carried

Councillor Gill returned to the meeting at 5:42 p.m.

MISCELLANEOUS

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16618"
 7907-0022-00 - Western Bay Properties Inc., c/o Peter Lovick
 CG-2 and CHI (BL 12000) to CD (BL 12000) - 2348, 2358, 2360, 2372, 2380
 King George Highway, and 15536 - 24 Avenue - to permit the
 redevelopment and expansion of an existing gas station.

Approved by Council: March 31, 2008

Note: See Development Permit No. 7907-0022-00 under Clerk's Report
 Item I.1(d).

- * Planning and Development advise (see memorandum dated November 25, 2009 in
 by-law backup) that the site has been consolidated by the owner. As a result
 Council is requested to rescind third reading of the by-law and amend the by-law
 to reflect the new legal description as shown in the revised by-law and consider
 third reading as amended.

- RES.R09-2076 It was Moved by Councillor Hepner
Seconded by Councillor Martin
That Council rescind Resolution Ro8-866 of
the April 14, 2008 Regular Council-Public Hearing Minutes passing Third Reading
of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16618".
Carried
- RES.R09-2077 It was Moved by Councillor Hepner
Seconded by Councillor Martin
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2008, No. 16618" by revising Section 1 as
shown in the revised by-law in by-law backup.
Carried
- RES.R09-2078 It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16618" pass its third reading as amended.
Carried
- RES.R09-2079 It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16618" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

I. CLERK'S REPORT

Councillor Gill left the meeting at 5:46 p.m. for conflict of interest as he has an employment relationship with the following application.

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7909-0022-00**
Provincial Rental Housing Corporation
City of Surrey
Portion of 13922 - 101 Avenue

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

"That Development Permit No. 7909-0022-00 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. 16967 under Item H.8.

It was Moved by Councillor Martin
 Seconded by Councillor Hunt
 That Development Permit No. 7909-0022-00
 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.R09-2080 Carried

Councillor Gill returned to the meeting at 5:47 p.m.

- (b) **Development Permit No. 7906-0463-00**
Ambros Developments II Ltd., Inc. No. 813745
Carson Nofle, Focus Architecture Incorporated
 7175, 7105 and 7095 - 192 Street

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

"That Development Permit No. 7906-0463-00 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. 16811 under Item H.7.

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That Development Permit No. 7906-0463-00
 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.R09-2081 Carried

- (c) **Development Permit No. 7906-0415-00**
Cascade Creek Development Corporation, Inc. No. 0759192
Dwight Heintz, McElhanney Consulting Services Ltd.
 19215 - 72 Avenue

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

"That Development Permit No. 7906-0415-00 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. 16673 under Item H.3.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Permit No. 7906-0415-00
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.R09-2082

Carried

- (d) **Development Permit No. 7907-0022-00**
Western Bay Properties Inc.
Peter Lovick
2360 King George Highway

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

"That Development Permit No. 7907-0022-00 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. 16618 under Item H.10.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Permit No. 7907-0022-00
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.R09-2083

Carried

- (e) **Development Permit No. 7908-0011-00**
2538 88th Avenue Holdings Ltd., Inc. No. 824560
Andrew Sims, Mosaic Avenue Developments Ltd.
16166 - 88 Avenue; 8755 and 8769 - 162 Street

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

"That Development Permit No. 7908-0011-00 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. 16746 under Item H.5.

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That Development Permit No. 7908-0011-00
 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.R09-2084

Carried

- (f) **Development Permit No. 7907-0269-00**
Carson Nofle / New Cory Investments Inc., 600784
Cory Kulbir Singh Saran
 2929, 2915 and 2901 King George Highway

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

"That Development Permit No. 7907-0269-00 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. 16821 under Item H.2.

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That Development Permit No. 7907-0269-00
 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.R09-2085

Carried

- (g) **Development Permit No. 7907-0313-00**
The Trustees of the Bethany-Newton United Church
Mr. Doug Johnson
 Portion of 14853 - 60 Avenue

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

"That Development Permit No. 7907-0313-00 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. 16776 under Item H.1.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Permit No. 7907-0313-00 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.R09-2086

Carried

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.R09-2087


Carried

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

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts