

**Present:**

Mayor Watts  
Councillor Villeneuve  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Rasode  
Councillor Bose  
Councillor Hepner

**Absent:**

Councillor Hunt

**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. **7909-0081-00**  
**5855 - 176A Street**  
**Berezan Management / BRP Investments Ltd.**  
Liquor License Amendment  
*in order to extend the existing hours of operation at the Cloverdale Station Pub.*

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

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

That Application 7909-0081-00 to extend the closing hour from midnight to 1:00 a.m. on Thursday, Friday and Saturday be referred to staff for further discussion with the new owners of the Cloverdale Station Pub.

RES.R09-2263

Carried

2. **7909-0076-00**  
**19095 - 54 Avenue**  
**Gurdeep Dhaliwal, 1341699 Holdings Corp. / 1341699 Holdings Corporation,**  
**Inc. No. 0568839**  
**Director Information:**  
**Jagdip Dhaliwal / Gurdeep Dhaliwal / Kuldip Dhaliwal**  
**No Officer Information Filed as at July 23, 2007**  
 Temporary Industrial Use Permit  
*in order to allow a truck parking facility 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. Council approve Temporary Industrial Use Permit No. 7909-0076-00 (Appendix IV) to proceed to Public Notification.
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; and
  - (b) completion of all requirements identified for the Pre-Servicing Approval Stage (Appendix VI).
3. Council direct staff to bring forward this application 4 months from the date of approval to proceed (i.e. April 12, 2010) for consideration of filing, if the conditions have not been adequately fulfilled by the applicant.

RES.R09-2264 Carried with Councillor Bose opposed.

3. **7906-0368-00**  
**5574 and 5490 – 168 Street and 17236 Highway No. 10**  
**Pacific Land Group / Thomas Keith Maddocks**  
 Subdivision within ALR under Section 21(2) of the ALC  
*in order to reconfigure the 3 existing lots and dedicate a road.*

The General Manager, Planning & Development was recommending that Council authorize referral of the application to the Agricultural Land Commission.

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
 That Council authorize referral of  
 Application 7906-0368-00 to the Agricultural Land Commission.

RES.R09-2265 Carried

FLEETWOOD/GUILDFORD

- 4. **7909-0069-00**  
**18875 – 84 Avenue**  
**Shayne Khan and Jarina Nisha**  
 OCP Amendment / Temporary Commercial Use Permit  
*in order to allow the storage of recreational vehicles, trailers and boats on the subject site for a period not to exceed two (2) years.*

The General Manager, Planning & Development was recommending this application be denied. Should Council consider the application to have merit, it should be referred back to staff to undertake the necessary referrals and to draft the Temporary Commercial Use Permit.

Mr. Larry Guthrie and the Property Owner were in attendance to request that Council refer application 7909-0069-00 to staff to give further consideration to allow 25 recreation vehicles (RVs) to be stored on 1 acre of the 5 acre property; the property is in a secluded area with no view of the RVs that are stored; the storing of the RVs will have no impact on any future use of the land; the adjacent property is owned by the subject Property Owner’s father; there is no one living in the RVs; there is no environmental impact; there was a fire at the property to the west causing the property to look unsightly; all RVs on the property are only 3 to 4 years old; there are no semi-trucks on the subject property; the Property Owner is asking for more guidelines, ie. Planting more trees; have been storing on the subject property for 2 years and initially it started just with friends.

Councillor Bose requested that staff review the unsightliness of the property to the west of the subject site.

Councillor Hepner requested further information related to other properties in the City for parking and storage of RVs.

It was

Moved by Councillor Bose  
 Seconded by Councillor Hepner  
 That Application 7909-0069-00 be referred  
 to staff to work with the applicant with further consideration of a restricted  
 approach regarding the parking issue based on a defined area, and that the  
 application be brought back for Council’s consideration.

RES.R09-2266

Carried with Mayor Watts opposed.

NEWTON

5. **7909-0063-00**  
**12639, 12651 and 12677 – 80 Avenue**  
**Jas Bola, RDK Graphics & Printing Inc. / Owners of Common Property of**  
**Strata Plan BCS0015**  
 Development Permit / Development Variance Permit  
*in order to install a free-standing sign and vary the minimum front yard setback requirement for a free-standing sign.*

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 staff to draft Development Permit No. 7909-0063-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7909-0063-00, (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to reduce the minimum setback requirement for a free-standing sign from 2 metres (6.6 ft.) to 1.0 metre (3.3 ft.).

RES.R09-2267

CarriedSOUTH SURREY

6. **7909-0212-00**  
**16051 – 24 Avenue**  
**Terry Uppal, ULounge Hospitality Inc. / Surrey South Shopping Centres**  
**Limited, Inc. No. A63002**  
 Liquor License Amendment  
*in order to permit a dance floor in an existing liquor primary establishment.*

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

It was Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That Council approve the following  
 amendment to the liquor primary license for the Liquor Primary Establishment at  
 Unit 10 – 16051 – 24 Avenue (The ULounge) to proceed to Public Notification:

- (a) to permit a dance floor.

RES.R09-2268

Carried

SURREY CITY CENTRE/WHALLEY

7. **7909-0097-00**  
**10734, 10752 and 10768 Timberland Road and**  
**11807 Tannery Road**  
**Pacific Land Group / R.D.M. Enterprises Ltd., Inc. No. 0414326 / City of Surrey**  
OCP Amendment / Temporary Industrial Use Permit  
*in order to permit the construction of a card-lock fuel dispensing facility 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 Hepner  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to amend the OCP 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. 7909-0097-00 (Appendix III) 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;
  - (b) submission of landscape plan and security to the satisfaction of the City Landscape Architect;
  - (c) completion of the acquisition or lease agreement for the City-owned property at 10734 Timberland Road; and
  - (d) submission of adequate security to ensure removal of the fuel tank and fuelling pumps at the termination of the Temporary Industrial Use Permit.

RES.R09-2269

Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 97 Amendment By-law 2009, No. 17097" pass its  
first reading.

RES.R09-2270 Carried

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

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 97 Amendment By-law 2009, No. 17097" pass its  
second reading.

RES.R09-2271 Carried

It was then Moved by Councillor Hepner  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, Text No. 97 Amendment By-law 2009,  
No. 17097" be held at the City Hall on January 11, 2010, at 7:00 p.m.

RES.R09-2272 Carried

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

8. **7909-0015-00**  
**17741 and 17755 - 58 Avenue**  
**WG Architecture Inc. c/o Wojciech Grzybowicz / Clover Downs Estates Ltd.,**  
**Inc. No. 804091**  
Rezoning from RF to CD (based on RM-45) / Development Permit  
*in order to permit the development of a 34-unit, 4-storey apartment 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 Gill  
That:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7909-0015-00 in accordance with the attached drawings (Appendix II).

- 3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate 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; and
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R09-2273 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17098" pass its first reading.

RES.R09-2274 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. 17098" pass its second reading.

RES.R09-2275 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. 17098" be held at the City  
Hall on January 11, 2010, at 7:00 p.m.

RES.R09-2276 Carried

9. 7909-0203-00  
 9481 – 159A Street  
 Jake Sarwal / Manjit Singh Jagpal and Baljit Kaur Jagpal  
 Rezoning from RA to RF  
 in order to allow subdivision into two (2) single family lots.

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

It was Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 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; and
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R09-2277 Carried

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17099" pass its first reading.

RES.R09-2278 Carried

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

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17099" pass its second reading.

RES.R09-2279 Carried



It was then Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17099" be held at the City  
 Hall on January 11, 2010, at 7:00 p.m.  
 RES.R09-2280 Carried

## NEWTON

10. **7909-0195-00**  
**15074 - 68 Avenue**  
**Clarence Arychuk, Hunter Laird Engineering Ltd. / Gurveer Singh**  
**Jason Samra**  
 Rezoning from RA to RF / Development Variance Permit  
*in order to allow subdivision into seven single family lots and retain an existing dwelling.*

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 "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 approve Development Variance Permit No. 7909-0195-00, (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 3.7 metres (12.3 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

RES.R09-2281 (e) the applicant address the shortfall in tree replacement.  
Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17100" pass its first reading.  
RES.R09-2282 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. 17100" pass its second reading.  
RES.R09-2283 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. 17100" be held at the City  
Hall on January 11, 2010, at 7:00 p.m.  
RES.R09-2284 Carried

11. **7909-0135-00**  
**13844, 13868 and 13888 – 62 Avenue**  
**Maciej Dembek, Barnett Dembek Architects Inc. / 0799530 B.C. Ltd., Inc.**  
**No. BC0799530**

**Director Information: Munish Katyal**

**Officer Information as at August 10, 2009:**

**Munish Katyal (President, Secretary)**

NCP Amendment from Townhouse 15 upa max to Townhouse 25 upa max

Rezoning from RA to RM-30 / Development Permit

Development Variance Permit

*in order to permit the development of 56 townhouse units.*

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

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7909-0135-00-00 in accordance with the attached drawings (Appendix II).

3. Council approve Development Variance Permit No. 7909-0135-00, (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (62 Avenue) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the porch, stairs and entrance only;
  - (b) to reduce the minimum rear side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.3 metres (20 ft.);
  - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2 metres (6.6 ft.);
  - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3 metres (9.8 ft.); and
  - (e) to permit tandem parking with one (1) enclosed and one (1) unenclosed parking stall for the 62 Avenue frontage only.
  
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 including dedication of riparian land to the City to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation and Infrastructure;
  - (d) input from Senior Government Environmental Agencies;
  - (e) submission of a tree survey, arborist report, landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (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;
  - (h) the applicant address the 138 Street realignment proposal; and
  - (i) the applicant submits a lot grading plan for the subject site to the satisfaction of the Planning & Development Department.

5. Council pass a resolution to amend the South Newton NCP to redesignate the lands from Townhouse 15 upa max. to Townhouse 25 upa max. when the project is considered for final adoption.

RES.R09-2285 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17101" pass its first reading.

RES.R09-2286 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. 17101" pass its second reading.

RES.R09-2287 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. 17101" be held at the City  
 Hall on January 11, 2010, at 7:00 p.m.

RES.R09-2288 Carried

12. **7909-0133-00**  
**12430 - 76 Avenue**  
**Gerry Blonski / Afzaal Ahmed Pirzada and Aqila Anjum**  
 Rezoning from RA to CCR  
*in order to permit the development of a childcare centre for a maximum of 25 children within a single family dwelling.*

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

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Child Care Zone (CCR)" (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.

3. Council pass a resolution to amend the Newton LAP to redesignate the land from Suburban Residential (1/2 Acre) to Urban Residential when the project is considered for final adoption.
- RES.R09-2289 Carried
- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17102" pass its first reading.
- RES.R09-2290 Carried
- 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. 17102" pass its second reading.
- RES.R09-2291 Carried
- 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. 17102" be held at the City  
Hall on January 11, 2010, at 7:00 p.m.
- RES.R09-2292 Carried

13. **7907-0020-00**  
**6059 and 6089 – 138 Street and a Portion of 6109 – 138 Street**  
**Maciej Dembek, Barnett Dembek Architects Inc.**  
**Newton 138 Projects Ltd., Inc. No. BCo770956 / 0761897 B.C. Ltd.,**  
**Inc. No. BCo761897**  
**Director Information: Harbhajan S. Garcha / Jaspal S. Johal**  
**Officer Information as at June 27, 2009**  
**Harbhajan S. Garcha (Vice President) / Jaspal S. Johal (President)**  
**0761324 B.C. Ltd., Inc. No. 0761324**  
**Director Information: Joginder Singh Chahal / Narinder Singh Ghag**  
**Pritpal Singh Johal / Harnek Singh Nagra / Tarsem Singh Thind**  
**No Officer Information Filed**  
NCP Amendment from Townhouse 15 upa max to Townhouse 25 upa max  
Rezoning from RA to RM-30 / Development Permit  
Development Variance Permit  
*in order to permit the development of 91 townhouse units and a future apartment housing site.*

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

It was

Moved by Councillor Hepner  
Seconded by Councillor Martin  
That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0020-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7907-0020-00, (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (138 Street) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the porch, stairs and entrance only;
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2 metres (6.6 ft.); and
  - (c) to permit tandem parking with one (1) enclosed and one (1) unenclosed parking stall for the 138 Street frontage only.
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 including dedication of riparian land to the City to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation and Infrastructure;
  - (d) input from Senior Government Environmental Agencies;
  - (e) submission of a tree survey, arborist report, landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (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;
  - (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of the lands designated Apartment (45 upa max) until

future consolidation with the adjacent properties (6130 and 6140 King George Highway and 13724 and 13732 - 62 Avenue);

- (i) the applicant address the 138 Street realignment proposed; and
  - (j) the applicant submits a lot grading plan for the subject site to the satisfaction of the Planning & Development Department.
5. Council pass a resolution to amend the South Newton NCP to redesignate the lands from Townhouse 15 upa max. to Townhouse 25 upa max. when the project is considered for final adoption.

RES.R09-2293 Carried

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17103" pass its first reading.

RES.R09-2294 Carried

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

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17103" pass its second reading.

RES.R09-2295 Carried

It was then Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17103" be held at the City  
 Hall on January 11, 2010, at 7:00 p.m.

RES.R09-2296 Carried

**SOUTH SURREY**

14 **7909-0018-00**  
**1697 – 156 Street, 15563 – 16 Avenue, 1627 – 156 Street, 15585 – 16 Avenue,**  
**1637 – 156 Street, 1647 – 156 Street, 15562 – 17 Avenue, 1661 – 156 Street,**  
**1673 – 156 Street and 1687 – 156 Street, and Portion of 16A Avenue**  
**Greg Sewell, PLD Task Force Chair / Peace Arch Hospital and**  
**Community Health Foundation, Inc. No. S24308**  
 Partial OCP Amendment / Temporary Use Permit  
*in order to permit the construction of a temporary parking lot to support Peace Arch  
 Hospital and future hospital facilities expansion needs.*

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 Official Community Plan by declaring the subject site a Temporary Use 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 Use Permit No. 7909-0018-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) submission of acceptable financial securities to ensure installation and maintenance of landscaping and to ensure the site is restored upon termination of the TUP.

RES.R09-2297

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, Text No. 98, Amendment By-law, 2009, No. 17104" pass its first reading.

RES.R09-2298

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, Text No. 98, Amendment By-law, 2009, No. 17104" pass its second reading.

RES.R09-2299

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, Text No. 98, Amendment By-law, 2009,  
 No. 17104" be held at the City Hall on January 11, 2010, at 7:00 p.m.  
 RES.R09-2300 Carried

**SURREY CITY CENTRE/WHALLEY**

15. **7909-0158-00**  
**10290 - 143 Street**  
**WG Architecture Inc. c/o Wojciech Grzybowicz / 0798440 B.C. Ltd.,**  
**Inc. No. 0798440**  
**Director Information: Chamkaur Singh Brar / Baljit Singh Johal**  
**No Officer Information Filed as at July 30, 2008**  
 Rezoning from RF to CD (based on RM-30)  
 Development Permit  
*in order to permit the development of 19 townhouse units.*

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 "Single Family Residential Zone (RF)" (By law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space from 57 square metres (614 sq.ft.) to 0 square metres (0 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7909-0158-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) 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
- (f) the applicant adequately address the impact of no indoor amenity space.

RES.R09-2301

Carried

It was

Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17105" pass its first reading.

RES.R09-2302

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. 17105" pass its second reading.

RES.R09-2303

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. 17105" be held at the City  
 Hall on January 11, 2010, at 7:00 p.m.

RES.R09-2304

Carried**C. CORPORATE REPORTS****D. ITEMS DEFERRED BY COUNCIL****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.*

**Note:** At the November 30, 2009 Regular Council - Land Use, Council passed a resolution that Application 7909-0196-00 be deferred to the December 14, 2009 meeting.

The General Manager, Planning & Development was recommending that the Temporary Use Permit (TUP), and the associated OCP Amendment be denied.

C. Arychuk, Hunter Laird Engineering Ltd., was in attendance as a Representative of Mr. Manjit Virk. The property in questions is an orphaned piece of property and has for the past couple years has been home to a limousine operation. He provided an overview map of the area and indicated the neighbours that are in support of the TUP, he noted that he has letters of support that can be submitted, he also stated that the vehicles are mostly always in use, there is a concrete fence along Highway 10, the vehicles are behind a security gate, the site is only used to clean the vehicles and then the vehicles are put back into service. The two year time frame would allow Mr. Virk and his brother to determine whether the operation will grow and require relocation, or after the Olympics would the business require pull back and continue to operate as a home occupation.

In response to questions from Council the delegation stated:

- The driveway located on 144A Street works well with the grade separation, there is a grey block wall along Highway 10 and access from Highway 10 would not be advisable.
- The parking area is behind laurel hedges and a large security gate; the parking area is not visible.
- Immediately to the east of the property is a road right of way and then there is a large parcel of land.

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

That Application 7909-0196-00 be referred to

staff and proceed to public notification.

RES.R09-2305

Carried

## E. DELEGATIONS

### 1. Michael Nelson & David Sutton

File: 7906-0417-00; 0550-20-10

Michael Nelson, 2306 – 138 Street, and, David Sutton, 2278 – 138 Street, were in attendance before Council regarding Development Application No. 7906-0417-00 on property located at 2278 & 2306 - 138 Street. Following are comments provided:

- In our view we have been mistreated by the City, specifically regarding the FAR allotment to Mr. Nelson's property and also money that should not have been paid out.
- We have met with many of the staff members that are present here at the Council meeting.

- We are before Council to seek assistance and to seek a resolution that we are able to work within.
- We have been trying to get a resolution for a year now, we have completed the subdivision in the past two years, and this development has become a long hard road for us as laymen.
- We have met with the City Manager and the General Manager of Planning and Development and we did not get the answer we are looking for, nor did we get a fair show of presenting our issues.

Following are comments provided by staff:

- There have been no claims submitted to the City.
- Staff could report confidentially to Council and the Risk Manager could also provide comment. We have not received a formal claim as required under the legislation.
- The request is from a developer and an open forum is appropriate.

The Mayor advised that a staff report will come forward to Council for consideration on this issue and then staff will be in contact with you, she also requested that the letter from the applicant be attached to the report.

2. **Gary Bailey, Applicant**  
**Soil Depositing Application for Property at 4624 - 192 Street**

Note: At the May 26, 2008 Regular Council - Public Hearing, Council passed the following resolution (RES.Ro8-1228) with respect to Corporate Report Ro84:

**Item No. Ro84**                      **Soil Depositing Application for Property at**  
**4624 - 192 Street**  
**File: 4520-20(4624-192)**

- "1. Receive this report as information; and
2. Request the City Clerk to arrange for the applicant to appear before Council as a delegation at a Regular Council Land Use Meeting to advise Council about the merits of the soil depositing application from the delegation's perspective prior to Council making a decision on the application and that a copy of this report be included on the same agenda in which the delegation is included."

Gary Bailey, Applicant, 16672 - 18 Avenue, was in attendance before Council at the request of Council regarding the merits of the soil depositing application.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Council received the hydrologist report  
as submitted by Gary Bailey, the Applicant.  
RES.R09-2306 Carried

Following are comments provided by the Applicant:

- He is here to address the concerns with the initial permit.
- There is a long history to the area for soil removal and deposition, and also for gravel operation.
- There is an adjacent property owned by the Applicant's wife that is 12 acres in size and producing grapes. He is the owner of the 20 acres which is the subject of the application.
- Our intent is to go forward with an estate winery, currently we have grapes fermenting and they will be bottled in the next couple months. There may be opportunity for economic development and/or agri-tourism.
- The application is for 1 meter of fill to be placed over the five acres of low lying ground at the north/west corner of the property, this area does hold water for a good portion of the year.
- The existing vineyard had received fill previously, and this application is a continuation of that fill.
- Bring in fill is the only way to bring the property from Class 5 to Class 1 agricultural land.
- Approximately 3,000 trucks of fill will be required and 2 years are required and the time frame can be mitigated to 6 months.
- There were complaints from the neighbors when the previous fill was installed, however that is part of the industry.
- The adjacent properties did not experience drainage issues with the due to previous fill, most complaints were in regards to the trucks.
- No portion of the forest area will be filled.
- There are two separate parcels, the previously filled property and the subject property, could be consolidated together to become one parcel of land, allowing better accesses and egresses from the site once home is built on land.
- The mitigation measures in place for the trucks on the previous fill were developed, there was a truck-wash installed, and asphalt laid down to further clean the tires before they went out to the public right of way, and we would start those measures during this process.

Staff advised:

- It was our understanding that the current application has not received ALC approval.
- Public Hearing is not required for soil deposition application; legislation requires that Council consider any referral to the Land Commission.

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That the Soil Depositing Application for  
 Property at 4624 - 192 Street be referred to staff to bring back a report to Council  
 that would allow the application to proceed thru the necessary process, including  
 referring to the land commission for consideration of approval.

RES.R09-2307

Carried**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. 16731"  
 7908-0067-00 - 0809799 B.C. Ltd., c/o Wilson Chang  
 RF to CD (BL 12000) - 14320 - 103A Avenue - to permit the development of a  
 4-storey apartment building consisting of 70 units.

Approved by Council: July 14, 2008

- \* Planning & Development advise that (see memorandum dated December 4, 2009  
 in by-law back-up) By-law No. 16731 should be filed as the applicant has requested  
 that the file be closed.

**Note:** See Development Permit No. 7908-0067-00 to be filed under Clerk's Report  
 Item I.2(a).

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2008, No. 16731" be filed.

RES.R09-2308

Carried**FINAL ADOPTIONS**

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16453"  
 7901-0186-00 - Ernest and Margaret Wood, c/o Ernest Wood  
 IA to IL (BL 12000) - 14684 - 64 Avenue - to permit future industrial  
 development.

Approved by Council: September 10, 2007

**Note:** The Public Hearing on this application was held on October 1, 2007.

- \* Planning & Development advise that (see memorandum dated December 2, 2009 in by-law back-up) the reason for the delay in bringing this application to Final Adoption was due to the project being inactive for some time as the applicant was unaware of a road dedication requirement for this project and submitted road dedication plans in October 2009. The road dedication plans have now been reviewed and found to be acceptable to staff.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16453" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2309 Carried with Councillor Bose opposed.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16880" 7908-0065-00 - City of Surrey, c/o Realty Services Division (Avril Wright) RA to RF (BL 12000) - 14547 - 72 Avenue and Portion of 145A Street to permit the development of one single family lot.

Approved by Council: February 9, 2009

- \* Planning & Development advise that (see memorandum dated November 12, 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 Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16880" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2310 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008 No. 16563" 7907-0180-00 - 7907-0180-00 - Prabhdev Singh Khara, Jagdev Singh Khara and Sukhpal Singh Khara c/o Hunter Laird Engineering Ltd. (Clarence Arychuk) RF to RF-9C (BL 12000) - 19024 - 70 Avenue - to allow subdivision into 6 small single family lots.

Approved by Council: January 28, 2008

- \* Planning & Development advise that (see memorandum dated December 8, 2009 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act.

A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008 No. 16563" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2311 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16333" 7905-0387-00 - Donald Delpal Mangat, Robert John Baba Mangat, c/o Malhi Brothers Enterprises Ltd. (Dave Malhi)  
CD (BL 13261) and A-1 to CD (BL 12000) - 3233 - 176 Street and Portion of 3255 - 176 Street - to permit the development of a gas station, convenience store and a drive-through restaurant serviced by an on-site septic field.

Approved by Council: March 12, 2007

**Note:** A Development Permit (7905-0387-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a).

**Note:** The Public Hearing on this application was held on April 2, 2007.

- \* Planning & Development advise that (see memorandum dated December 8, 2009 in by-law back-up) the reason for the delay in bringing this application to Final Adoption was due to it taking longer than expected for the applicant to fulfill the conditions of approval of this development application.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16333" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2312 Carried with Councillor Bose opposed.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16361" 7906-0268-00 - Grandview Homes Inc., c/o H.Y. Engineering Ltd. (Richard Brooks)  
RF to RF-SD (BL 12000) - 13086 Old Yale Road - to permit subdivision into 8 lots.

Approved by Council: April 2, 2007

- \* Planning & Development advise that (see memorandum dated December 8, 2009 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act.



A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16361" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2313

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16411" 7905-0011-00 - Jagdish and Harwinder Gill, Outside Investments Ltd., c/o Ankenman & Associates (Mark Ankenman) C-4 and CG-2 to C-5 (BL 12000) - 9059 & 9085 King George Highway and a Portion of the Lane - to permit redevelopment of a site into a two-storey neighbourhood commercial complex.

Approved by Council: June 11, 2007

**Note:** A Development Permit (7905-0011-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(d).

**Note:** The Public Hearing on this application was held on June 25, 2007.

- \* Planning & Development advise that (see memorandum dated December 10, 2009 in by-law back-up) the applicant has proceeded cautiously through the development process. Some technical aspects with respect to the servicing and road closure have taken some time to resolve.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16411" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2314

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17009" 7909-0096-00 - Manjit and Baljit Jagpal, c/o Citiwest Consulting Ltd. (Roger Jawanda) CD (BL 13401 and 15304) to CD (BL 12000) - 6629 - 127A Street and 6636 - 127 Street - to allow subdivision into three (3) single family small lots.

Approved by Council: September 14, 2009

- \* Planning & Development advise that (see memorandum dated December 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.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17009" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2315 Carried

9. "Surrey Land Use Contract No. 219, Authorization By-law, 1976, No. 4942, Discharge By-law, 2009, No. 16976"  
7908-0130-00 – Sana Khawaja  
To discharge Land Use Contract No. 219 from the property at 14922 Fraser Highway to allow the underlying C-4 Zone to regulate the site and permit the development of a two-storey building with convenience store on the ground floor and a dwelling unit on the second floor.

Approved by Council: July 13, 2009

**Note:** A Development Permit (7908-0130-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b).

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Land Use Contract No. 219, Authorization By-law, 1976, No. 4942, Discharge By-law, 2009, No. 16976" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2316 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17038"  
7909-0129-00 – 661903 British Columbia Ltd., c/o Loblaw Properties West Ltd.  
(Daniel Jay)  
IB-1 to CD – (BL 12000) - 2755 – 190 Street - to permit a 1,509 sq. m. (16,242 sq. ft.) truck trailer cleaning building and a truck refueling facility ancillary to a warehouse and distribution centre.

Approved by Council: November 2, 2009

**Note:** A Development Permit (7909-0129-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c).

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17038" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-2317 Carried

## MISCELLANEOUS

11. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 90, Amendment By-law, 2009, No. 16953"  
7908-0212-00 – Ranjit and Sukhjit Saraon, Manjit Gill, Sukhbir Brar, Sukhraj Brar, c/o Hunter Laird Engineering Ltd.  
To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading "Temporary Industrial Use Permit Areas" by adding a new heading "Temporary Industrial Use Permit Area No. 33 – Truck Parking". This application will allow a temporary truck parking facility for a period not to exceed two years on the property located at 12310 – 114 Avenue.

Approved by Council: May 25, 2009

- \* At the June 15, 2009 Regular Council-Public Hearing meeting, Council requested that:

"Prior to final, staff need to look into more of the issues raised by the residents in the Bridgeview area that are in the vicinity of the truck park and for potential resolutions."

In response, Planning & Development advise that (see memorandum dated December 10, 2009 in by-law back-up) on November 30, 2009 Council authorized the recommendations within Corporate Report R222 to address the concerns expressed by the residents concerning the proposed truck parking facility. To ensure the truck traffic related to the site is based on the truck access route, it is necessary to amend By-law 16953 to specify the only permitted truck route to the site.

Further, the associated Temporary Industrial Use Permit has similar conditions as itemized in the OCP Text Amendment By-law. Council will be requested to amend the Temporary Industrial Use Permit to include a similar clause when it is forwarded for final approval.

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That Council rescind Resolution R09-1011 of  
the June 15, 2009 Regular Council-Public Hearing Minutes passing Third Reading  
of "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 90,  
Amendment By-law, 2009, No. 16953"

RES.R09-2318

Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That Council amend "Surrey Official  
Community Plan By-law, 1996, No. 12900, Text No. 90, Amendment By-law, 2009,  
No. 16953" in Section 1 to include the following condition:

"(j) truck traffic related to the subject site be permitted to travel only on 114 Avenue and 124 Street north of 114 Avenue to/from Industrial Road/South Fraser Perimeter Road."

RES.R09-2319

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 90, Amendment By-law, 2009, No. 16953" pass its third reading as amended.

RES.R09-2320

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17091" 7906-0001-00 and 7906-0001-01 – Nemat Sidhu, Nazir Gundhra, 555 Investments Ltd., Peace Initiatives Ltd., c/o Peace Initiatives Ltd. (Luvdeep James Randawa) RA to CD (BL 12000) – Blocks C and D – to allow the development of 2 half-acre gross density type lots and 6 urban transition lots.

Approved by Council: November 30, 2009

- \* Council is advised that (see memorandum dated December 10, 2009 in by-law back-up) Zoning By-laws 17091 and 17092 received approval to proceed at the November 30, 2009 Regular Council-Land Use meeting with the Public Hearing set for December 14, 2009. Subsequent to that meeting, an administrative error was identified in the Survey Plan which included a Portion of 171A Street that did not form part of the application. The correct Survey Plan was included in the Public Hearing notification. It is therefore requested that Council amend the By-laws accordingly so the By-laws may proceed to the Public Hearing meeting as scheduled.

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

That Council rescind Resolution R09-2057 of

the November 30, 2009 Regular Council-Land Use Minutes passing Second Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17091"

RES.R09-2321

Carried with Councillor Bose opposed.

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

That Council amend "Surrey Zoning By-law,

1993, No. 12000, Amendment By-law, 2009, No. 17091" by replacing the Survey Plan attached to the memorandum in By-law Back-up as Schedule A

RES.R09-2322

Carried with Councillor Bose opposed.

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17091" pass its second reading as amended.  
 RES.R09-2323 Carried with Councillor Bose opposed.

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17092"  
 7906-0001-00 and 7906-0001-01 – Nemat Sidhu, Nazir Gundhra,  
 555 Investments Ltd., Peace Initiatives Ltd.  
 c/o Peace Initiatives Ltd. (Luvdeep James Randawa)  
 RA to CD (BL 12000) – Block F – to allow subdivision into 49 townhouse  
 units.

Approved by Council: November 30, 2009

- \* Council is advised that (see memorandum dated December 10, 2009 in by-law  
 back-up) Zoning By-laws 17091 and 17092 received approval to proceed at the  
 November 30, 2009 Regular Council-Land Use meeting with the Public Hearing set  
 for December 14, 2009. Subsequent to that meeting, an administrative error was  
 identified in the Survey Plan which included a Portion of 171A Street that did not  
 form part of the application. The correct Survey Plan was included in the  
 Public Hearing notification. It is therefore requested that Council amend the  
 By-laws accordingly so the By-laws may proceed to the Public Hearing meeting as  
 scheduled.

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That Council rescind Resolution R09-2060 of  
 the November 30, 2009 Regular Council-Land Use Minutes passing Second  
 Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009,  
 No. 17092"  
 RES.R09-2324 Carried with Councillor Bose opposed.

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That Council amend "Surrey Zoning By-law,  
 1993, No. 12000, Amendment By-law, 2009, No. 17092" in Section 1 and replace the  
 Survey Plan as shown in the revised by-law in by-law back-up.  
 RES.R09-2325 Carried with Councillor Bose opposed.

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17092" pass its second reading as amended.  
 RES.R09-2326 Carried with Councillor Bose opposed.

## I. CLERK'S REPORT

## 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0387-00**  
**Malhi Brother Enterprises Ltd., Inc. No. 681889**  
**Donald Delpal Mangat and Robert John Baba Mangat**  
**John Ho, John H. Ho Architect**  
 3233 - 176 Street and 3255 - 176 Street

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

"That Development Permit No. 7905-0387-00 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. 16333 under Item H.5.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hepner  
 That Development Permit No. 7905-0387-00  
 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.R09-2327

Carried with Councillor Bose opposed.

- (b) **Development Permit No. 7908-0130-00**  
**Sana Riffat Khawaja**  
 14922 Fraser Highway

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

"That Development Permit No. 7908-0130-00 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. 16976 under Item H.9.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That Development Permit No. 7908-0130-00  
 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.R09-2328

Carried

- (c) **Development Permit No. 7909-0129-00**  
**661903 British Columbia Ltd.**  
**Daniel Jay, Loblaw Properties West Ltd.**  
**Inc. No. 0661903**  
**Director Information:**  
**Longcroft, David C.S.**  
**Officer Information as at January 13, 2009**  
**Baughan, Doris (Secretary) / Marshall, S. Jane (President)**  
**Menzies, Gary R. (Other Office) / Rinzema, Jim (Vice President)**  
 2755 - 190 Street

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

"That Development Permit No. 7909-0129-00 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. 17038 under Item H.10.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hepner  
 That Development Permit No. 7907-0129-00  
 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.R09-2329

Carried

- (d) **Development Permit No. 7905-0011-00**  
**Outside Investments Ltd.**  
**Jagdish Gill, Ankeman & Associates**  
 9059 and 9085 King George Highway and Portion of lane

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

"That Development Permit No. 7905-0011-00 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. 16411 under Item H.7.

It was  
 Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Development Permit No. 7905-0011-00  
 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.R09-2330

Carried

- (e) **Development Permit No. 7908-0220-00**  
**H J Property Investment Ltd., Inc. No. 794220**  
**Maciej Dembek, c/o Barnett Dembek Architects Inc.**  
 6410 - 194 Street

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

"That Development Permit No. 7908-0220-00 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 Gill  
 That Development Permit No. 7908-0220-00  
 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.R09-2331

Carried

**2. Applications/By-laws/Permits to be Filed**

- (a) **Development Permit No. 7908-0067-00**  
**0809799 B.C. Ltd, c/o Wilson Chang**  
 14320 - 103A Avenue



Memo from the Manager, Area Planning & Development - North Division, Planning & Development, advising that the applicant has requested that the file be closed.

Planning & Development are recommending to Council that the Development Permit No. 7908-0067-00 be filed.

**Note:** See By-law No. 16731 under Item H.1.

It was

Moved by Councillor Bose  
Seconded by Councillor Steele  
That Development Permit No. 7908-0067-00

be filed.

RES.R09-2332

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.R09-2333

Carried

The Regular Council- Land Use meeting adjourned at 6:03 p.m.

Certified Correct:

  
\_\_\_\_\_  
Jane Sullivan, City Clerk

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