

Present:

Mayor Watts
Councillor Gill
Councillor Rasode
Councillor Bose
Councillor Hunt
Councillor Hepner

Absent:

Councillor Martin
Councillor Villeneuve
Councillor Steele

**Councillors Entering
Meeting as Indicated:****Staff Present:**

City Manager
City Clerk
Deputy City Manager
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****SOUTH SURREY**

1. **7909-0227-00**
1711 - 152 Street
Aaron Urion, Abbarch Architecture Inc. / Bosa Investment (2003) Inc.,
Inc. No. 671531
Development Permit / Development Variance Permit
in order to permit redevelopment of a portion of the Semiahmoo Mall site. DVP to allow increased fascia and projecting signage for a new free-standing commercial building.

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

It was

Moved by Councillor Hepner
Seconded by Councillor Hunt
That:

1. Council authorize staff to draft Development Permit No. 7909-0227-00 in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7909-0227-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary Part 5, Section 27(5) of the Surrey Sign By-law (No. 13656) to increase the total number of allowable projecting signs from one (1) to three (3) for the proposed new free-standing commercial building fronting 16 Avenue (Shoppers Drug Mart).
 - (b) to vary Part 5 Section 27(2) of the Surrey Sign By-law (No. 13656) to increase the total number of allowable fascia signs from two (2) to four (4) for the proposed new free-standing commercial building fronting 16 Avenue (Shoppers Drug Mart) on the site.

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 road dedication plan for 3.0 metres (10 ft.) of road widening on 16 Avenue to the satisfaction of the Approving Officer;
 - (c) submission of a 3.0 metre (10 ft.) wide statutory right-of-way for a wider sidewalk on 16 Avenue;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all architectural and urban design issues to the satisfaction of the Planning and Development Department;
 - (f) public art and Semiahmoo Trail design elements to be finalized and appropriate securities collected, to the satisfaction of the Parks, Recreation & Culture Department; and
 - (g) registration of a Section 219 Restrictive Covenant requiring removal of the proposed Shoppers Drug Mart building and dedication of all roads identified in the Semiahmoo Town Centre Plan as a condition of redevelopment of the Semiahmoo Mall building.

RES.R10-138

Carried

SURREY CITY CENTRE/WHALLEY

2. **7909-0190-00**
12808 King George Boulevard
Peter Lovick, PJ Lovick Architect / Alpenglow Development Ltd.,
Inc. No. 733193
 Amend CD By-law No. 15482
 Development Permit /Development Variance Permit
in order to allow a drive-through restaurant on the subject site and to vary signage regulations.

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

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

1. a By-law be introduced to amend Comprehensive Development By-law No. 15482 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7909-0190-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7909-0190-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law by increasing the number of fascia signs on the subject building from three (3) to five (5); and
 - (b) to vary the Sign By-law to allow three (3) fascia signs to be located above the roof line of the subject building.
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; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R10-139

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2004, No. 15482 Amendment By-law, 2010, No. 17123" pass its
 first reading.

RES.R10-140

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15482 Amendment By-law, 2010, No. 17123" pass its
second reading.

RES.R10-141

Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15482 Amendment By-law,
2010, No. 17123" be held at the City Hall on March 1, 2010, at 7:00 p.m.

RES.R10-142

Carried

3. **7909-0138-00**
10716 Scott Road
H.Y. Engineering Ltd. / Jatinder Singh Kang, Ishvinder Singh Kang,
Kamaljit Kaur Singh and Amarjit Singh Kang
OCP Text Amendment / Temporary Industrial Use Permit
in order to permit a truck parking facility for 40 trucks for a period not to exceed
2 years.

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

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

1. Council introduce a By-law to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7909-0138-00 (Appendix IV) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and

(b) completion of all requirements identified for the Pre-Servicing Approval Stage (Appendix VII).

5. Council direct staff to bring forward this application 4 months from the date of approval to proceed (i.e. first Council meeting after May 25, 2010) for consideration of filing, if the conditions have not been adequately fulfilled by the applicant.

RES.R10-143

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 99 Amendment By-law 2010, No. 17124" pass its first reading.

RES.R10-144

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 99 Amendment By-law 2010, No. 17124" pass its second reading.

RES.R10-145

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Gill

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, Text No. 99 Amendment By-law 2010, No. 17124" be held at the City Hall on March 1, 2010, at 7:00 p.m.

RES.R10-146

Carried

4. 7909-0127-00

12052 - 102 Avenue

Harinder Chohan / Gurmel Singh Chohan and Rajinder Kaur Chohan

OCP Text Amendment / 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 Bose
Seconded by Councillor Gill

That:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7909-0127-00 (Appendix IV) to proceed to Public Notification.
4. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) completion of all requirements identified in the Pre-Servicing Approval Stage (Appendix VII).
5. Council direct staff to bring forward this application 4 months from the date of approval to proceed (i.e. first Council meeting after May 25, 2010) for consideration of filing, if the conditions have not been adequately fulfilled by the applicant.

RES.R10-147

Carried

It was

Moved by Councillor Bose
Seconded by Councillor Hepner

That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 100 Amendment By-law 2010, No. 17125" pass its first reading.

RES.R10-148

Carried

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

It was

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

By-law, 1996, No. 12900, Text No. 100 Amendment By-law 2010, No. 17125" pass its second reading.

RES.R10-149

Carried

It was then

Moved by Councillor Bose
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, Text No. 100 Amendment By-law 2010, No. 17125" be held at the City Hall on March 1, 2010, at 7:00 p.m.

RES.R10-150

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

5. 7909-0201-00
 16195 – 80 Avenue
**Lori Richards, H.Y. Engineering Ltd. / Robin Noel Andrews and
 Alice Joyce Andrews**
 Rezoning from RA to RF
in order to allow subdivision into six (6) single family lots.

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

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R10-151

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17126" pass its first reading.

RES.R10-152

Carried

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

RES.R10-153 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17126" pass its second reading.
Carried

RES.R10-154 It was then Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17126" be held at the City
Hall on March 1, 2010, at 7:00 p.m.
Carried

6. **7909-0109-00**
16230 - 79A Avenue
Roger Jawanda, CitiWest Consulting Ltd. / Gurdip Singh Mann and
Sumandeep Mann
Development Variance Permit
in order reduce lot depth and setbacks for proposed Lot 3.

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

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That Council approve Development Variance
Permit No. 7909-0109-00, (Appendix III) varying the following, to proceed to
Public Notification:

- (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 19.42 metres (64 ft.) for proposed Lot 3;
- (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the first floor excluding the garage and to 6.5 metres (21 ft.) for the garage and second floor for proposed Lot 3; and
- (c) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 3.

RES.R10-155 Carried

NEWTON

7. 7908-0282-00
6319 - 144 Street
Lance Barnett, Barnett Dembeck Architects Inc. / Fast Developments Ltd.,
Inc. No. 674496
NCP Amendment from Townhouse (15 UPA max) to Townhouse (20 UPA max)
Rezoning from RA to CD (based on RM-30) / Development Permit
in order to permit the development of a 22-unit townhouse complex.

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

It was Moved by Councillor Hunt
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 "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. 7908-0282-00 in accordance with the attached drawings (Appendix II).
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (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) 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; and

(f) registration of a Section 219 Restrictive Covenant to ensure closure of the temporary vehicular access to 144 Street and restoration of the curb and boulevard when the ultimate access to the future reciprocal driveway system on the adjacent properties to the west and north is available.

RES.R10-156

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17127" pass its first reading.

RES.R10-157

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17127" pass its second reading.

RES.R10-158

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17127" be held at the City
Hall on March 1, 2010, at 7:00 p.m.

RES.R10-159

CarriedSOUTH SURREY

8. 7909-0249-00

1648 - 134B Street

Gary Miller / Deep Blue Investment Corporation, Inc. No. 751211

Restrictive Covenant Amendment / Restrictive Covenant Discharge
*in order to reduce the rear setback covenant area from 5.0 metres (16 ft.) to
3.2 metres (10.5 ft.) and allow driveway access to 134B Street for a new single
family dwelling.*

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That Council defer to Application No.
7909-0249-00 to the March 1, 2010 Regular Council - Land Use meeting

RES.R10-160

Carried

9. **7909-0023-00**
3109 – 161 Street
Ross Yamaguchi, Emaar Development Limited Partnership
662347 B.C. Ltd., Inc. No. BCo846390 and Strata Lot Owners
Director Information: Robert Booth / Maurice Ouellette
Officer Information as at January 20, 2009:
Robert Booth (President) / Maurice Ouellette (Secretary)
 Amend CD By-law No. 16048 / Development Permit
in order to permit the development of 9 additional townhouse units and
modifications to the site plan, building elevations and landscaping for an approved
townhouse complex under construction.

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

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

1. a By-law be introduced to amend Comprehensive Development By-law No. 16048 and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 324 square metres (3,488 sq.ft.) to 237 square metres (2,551 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7909-0023-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (b) the applicant adequately address the impact of reduced indoor amenity space.

RES.R10-161

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2006, No. 16048 Amendment By-law, 2010, No. 17128" pass its
 first reading.

RES.R10-162

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2006, No. 16048 Amendment By-law, 2010, No. 17128" pass its
second reading.

RES.R10-163

Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16048 Amendment By-law,
2010, No. 17128" be held at the City Hall on March 1, 2010, at 7:00 p.m.

RES.R10-164

Carried

10. **7907-0258-01**
13153 - 60 Avenue
Mike Helle, Coastland Engineering & Surveying Ltd.
Avtar Singh Sendher and Harcharan Singh Sendher
Development Variance Permit
in order to relax the minimum lot depth for a proposed RF lot.

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Council approve Development Variance
Permit No. 7907-0258-01, (Appendix III) varying the following, to proceed to
Public Notification:

- (a) to reduce the minimum lot depth of the RF Zone on proposed Lot 2
from 28 metres (92 feet) to 24.2 metres (80 feet).

RES.R10-165

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

11. **7909-0250-00**
17690 and 17720 - 12 Avenue
J. Bergen, Pilot Grove Developments / Robert Gordon Baldwin /
William Herbert Baldwin / Executors of the Estate of Jeffrey Albert Baldwin,
Deceased /
Non-farm use under Section 25 of the ALC Act
Rezoning from A-1 to CD (based on A-1 and IA)
in order to permit the development of a commercial composting facility in the ALR.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Application 7909-0250-00 be referred to the Agricultural Land Commission and back to staff to work with appropriate stakeholders to assess the City's current approach to compost facilities and to make recommendations to Council regarding changes to the current approach; particularly, with respect to performance standards, design considerations and locational criteria.

RES.R10-166

Carried**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

12. **7910-0003-00**
7905-0120-00
61 and 64 - 170 Street
Dwight Heintz, McElhanney Consulting Services Ltd.
Quadri Properties Ltd., Inc. No. 0716293
 Partial NCP amendment from Urban Single Family and Detention Pond to Single Family Residential Flex / Rezoning from RA to RF-12 and RF-9
in order to allow subdivision into 42 single family small lots and parkland.

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

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

1. a By-law be introduced to rezone the portion of the property shown as "Block A" on Appendix XII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and to rezone the portion of the property shown as "Block B" on Appendix XII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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, including utility rights-of-way over proposed remnant lot 23 necessary for the completion of road works and services to adjacent properties, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation and Infrastructure;
- (d) completion of the transfer of parkland in excess of 5% to the City in accordance with the Douglas NCP to the satisfaction of the Parks, Recreation & Culture Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) submission of a finalized landscaping plan and park edge treatment for the design of proposed residential lots along the future park, and a landscaping cost estimate to the specifications and satisfaction of the City for any required upgrading along the park areas;
- (g) the applicant to address the shortfall in tree replacement;
- (h) registration of a Section 219 Restrictive Covenant to specifically prohibit side-by-side, double-car garages on proposed narrow, front-accessed RF-12 lots; and
- (i) registration of a Section 219 Restrictive Covenant on proposed remnant Lot 23 to prevent development, with the exception of municipal utilities and services, until future subdivision, and to ensure future coordination with the adjacent properties at 100/106/114 Peace Park Drive.

- 4. Council file Rezoning By-law No. 16443 and close Application No. 7905-0120-00 when the by-law under Application 7910-0003-00 is considered for Third Reading.
- 5. Council pass a resolution to amend the Douglas NCP to redesignate a portion of the lands from "Urban Single Family (6 upa)" and "Detention Pond" to "Single Family Residential Flex" when the project is considered for final adoption (Appendix X).

RES.R10-167

Carried with Councillor Bose opposed.

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17129" pass its first reading.

RES.R10-168

Carried with Councillor Bose opposed.

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

RES.R10-169 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17129" pass its second reading.
Carried with Councillor Bose opposed.

RES.R10-170 It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17129" be held at the City
Hall on March 1, 2010, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

D. ITEMS DEFERRED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16904"
7908-0161-00 - Coastal Homes Ltd., c/o Coastland Engineering & Surveying Ltd.
(Michael Helle)
RA to CD (BL 12000) - 8982 - 162 Street - to allow subdivision into six (6)
suburban single family lots.

Approved by Council: March 30, 2009

- * Planning & Development advise that (see memorandum dated January 15, 2010 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.

RES.R10-171

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16904" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16926"
 7908-0303-00 - Common Exchange Ltd., c/o Peter J. Dandyk Architect Inc.
 (Peter J. Dandyk)
 CD (BL 15499) to CD (BL 12000) - 13438 - 72 Avenue - to permit the
 relocation of a pawn shop within an existing building.

Approved by Council: April 20, 2009

- * Planning & Development advise that (see memorandum dated January 15, 2010 in
 by-law back-up) the applicant has provided assurance to the satisfaction of the
 City to prevent the continuation of the non-conforming pawnshop use at
 13424 - 72 Avenue and forfeit the legal non-conforming status.

Note: A Development Permit (7908-0303-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(a).

RES.R10-172

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16926" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 201 Amendment
 By-law, 2008, No. 16565"
 7907-0113-00 - West Chester Grandview Properties Ltd.,
 c/o Pelman Architecture Inc. (Neil Pelman)
 To authorize the redesignation of the site located at 15535 - 28 Avenue and
 2909 - 156 Street from Suburban (SUB) to Multiple Residential (RM).

Approved by Council: January 28, 2008

This by-law is proceeding in conjunction with By-law 16566.

RES.R10-173

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 201 Amendment By law, 2008, No. 16565" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16566"
7907-0113-00 - West Chester Grandview Properties Ltd.,
c/o Pelman Architecture Inc. (Neil Pelman)
RA to RM-30 (BL 12000) - 15535 - 28 Avenue, 2909 - 156 Street - to permit
the development of 62 townhouse units.

Approved by Council: January 28, 2008

This by-law is proceeding in conjunction with By-law 16565.

Note: A Development Permit (7907-0113-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(b).

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16566" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-174

Carried

Councillor Bose left the meeting at 5:36 p.m. due to a conflict of interest.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16482"
7906-0418-00 - Dhanrajbir Birak, Joga Sandhu, Amerjit Mourh and
Gurdev Tiwana, c/o H.Y. Engineering Ltd. (Holden Yip)
RA and RF (BL 12000) - 5877, 5893 and 5901 - 168 Street - to permit
subdivision into approximately twelve (12) single family residential lots.

Approved by Council: November 5, 2007

Note: The Public Hearing on this application was held on November 19, 2007.
As more than two years have passed since the Public Hearing, Council may
wish to hold a new Public Hearing.

- * Planning & Development advise that (see memorandum dated January 21, 2010 in
by-law back-up) the reason for the delay in bringing this application to Final
Adoption was due to the downturn in the economy in late 2008. As a result, the
applicant held the application in abeyance.

Further Planning & Development advise that the building scheme which was
originally filed with the City Clerk has been revised in response to the following:

- New updated format as per the requirements of the Land Title Office that no
extraneous information be included within the document other than that
pertaining to design matter; and
- The design consultant has changed from Sandbox Design Works to Tynan
Consulting Ltd.

- * 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 Hepner
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16482" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-175

Carried

Councillor Bose returned to the meeting at 5:37 p.m.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16587" 7906-0046-00 - Shell Canada Limited, c/o Pacific Land Resource Group Inc. (Laura Jones)
 CG-2 to CD (BL 12000) - 14780 - 108 Avenue - to permit the redevelopment of a gas station and convenience store.

Approved by Council: February 25, 2008

Note: A Development Permit (7906-0046-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c).

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16587" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-176

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16933" 7909-0034-00 - Popular Group Investments Ltd., c/o Barnett Dembek Architects Inc. (Maciej Dembek)
 CD (BL 16348) to CD (BL 12000) - 12088 - 75A Avenue - to permit an additional 270 square metres (2,900 sq. ft.) of ground floor commercial space and permit individual businesses to have a gross floor area less than 232 square metres (2,500 sq. ft.).

Approved by Council: April 20, 2009

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16933" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-177

Carried

- 8. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 98 Amendment By-law, 2009, No. 17104"
7909-0018-00 – Peace Arch Hospital and Community Health Foundation,
c/o PLD Task Force Chair (Greg Sewell)
To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, by amending Temporary Commercial Use Permit Area No. 1 to enable the properties at 1627, 1637, 1647, 1661, 1673, 1687 and 1697 – 156 Street, 15563 and 15585 - 16 Avenue, 15562 - 17 Avenue and a Portion of 16A Avenue to be designated a Temporary Commercial Use Permit area in order to permit construction of a temporary parking lot to support Peace Arch Hospital and future hospital facilities expansion needs.

Approved by Council: December 14, 2009

Note: Temporary Commercial Use Permit No. 7909-0018-00 on the site is to be considered for Final Approval under Clerk's Report, Item I.2(a).

- * Planning & Development advise that (see memorandum dated January 21, 2010 in by-law back-up) that By-law 17104 received third reading at the January 11, 2009 Regular Council Public Hearing meeting. At the public hearing meeting, a number of issues were raised by the public and by Council.

In response, Planning advises the issues concerning (as reflected in the memo) have been addressed to the satisfaction of staff.

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 98 Amendment By-law, 2009, No. 17104" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-178

Carried

I. **CLERK'S REPORT**

1. **Formal Approval of Development Permits**

- (a) **Development Permit No. 7908-0303-00**
Common Exchange Ltd.
Peter J. Dandyk
 13438 - 72 Avenue

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

"That Development Permit No. 7908-0303-00 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. 16926 under Item H.2.

It was Moved by Councillor Bose
Seconded by Councillor Gill
That Development Permit No. 7908-0303-00
 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.R10-179

Carried

- (b) **Development Permit No. 7907-0113-00**
West Chester Grandview Properties Ltd., Inc. No. 780448
Neil Pelman, Pelman Architecture Inc
 15535 - 28 Avenue and 2909 - 156 Street

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

"That Development Permit No. 7907-0113-00 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. 16566 under Item H.4.

It was Moved by Councillor Bose
Seconded by Councillor Gill
That Development Permit No. 7907-0113-00
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.R10-180

Carried

- (c) **Development Permit No. 7906-0046-00**
Shell Canada Limited, Inc. No. A76250
Laura Jones, Pacific-Land Resource Group Inc.
14780 - 108 Avenue

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

"That Development Permit No. 7906-0046-00 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. 16587 under Item H.6.

It was Moved by Councillor Bose
Seconded by Councillor Gill
That Development Permit No. 7906-0046-00
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.R10-181

Carried

2. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7909-0018-00**
Peace Arch Hospital and Community Health Foundation
c/o PLD Task Force Chair (Greg Sewell)
15563 and 15585 - 16 Avenue, 15562 - 17 Avenue, and 1627, 1637, 1647,
1661, 1673, 1687, 1697 - 156 Street, Portion of 16A Avenue

To permit the construction of a temporary parking lot to support
Peace Arch Hospital and future hospital facilities expansion needs for a
period not to exceed two years.

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

"That Temporary Commercial Use Permit No. 7909-0018-00 be issued to Peace Arch Hospital and Community Health Foundation to permit the construction of a temporary parking lot to support Peace Arch Hospital and future hospital facilities expansion needs for a period not to exceed two years on the site more particularly described as Lot 1, Section 14, Township 1, New Westminster District, Plan 14639; Lot 2 Except: Part Dedicated Road on Plan LMP1046, Block 2, Section 14, Township 1, New Westminster District, Plan 2015, Lot 1, Section 14, Township 1, New Westminster District, Plan 21133 Lot 2 Except: Part Dedicated Road on Plan LMP1046, Section 14, Township 1, New Westminster District, Plan 21133, Lot 3, Section 14, Township 1, New Westminster District, Plan 23733, Lot 4, Section 14, Township 1, New Westminster District, Plan 23733, Lot 17 Except: South 33 Feet, Block 2, Section 14, Township 1, New Westminster District, Plan 2015, Lot 4, Section 14, Township 1, New Westminster District, Plan 14639, Lot 3, Section 14, Township 1, New Westminster District, Plan 14639, Lot 2, Section 14, Township 1, New Westminster District, Plan 14639, and Portion of 16A Avenue Dedicated by Plans 14639 and 23433, and that the Mayor and Clerk be authorized to sign the necessary documents."

Note: See By-law No. 17104 under Item H.8.

It was Moved by Councillor Bose
Seconded by Councillor Gill
That Temporary Commercial Use Permit No. 7909-0018-00 be issued to Peace Arch Hospital and Community Health Foundation to permit the construction of a temporary parking lot to support Peace Arch Hospital and future hospital facilities expansion needs for a period not to exceed two years on the site more particularly described as Lot 1, Section 14, Township 1, New Westminster District, Plan 14639; Lot 2 Except: Part Dedicated Road on Plan LMP1046, Block 2, Section 14, Township 1, New Westminster District, Plan 2015, Lot 1, Section 14, Township 1, New Westminster District, Plan 21133 Lot 2 Except: Part Dedicated Road on Plan LMP1046, Section 14, Township 1, New Westminster District, Plan 21133, Lot 3, Section 14, Township 1, New Westminster District, Plan 23733, Lot 4, Section 14, Township 1, New Westminster District, Plan 23733, Lot 17 Except: South 33 Feet, Block 2, Section 14, Township 1, New Westminster District, Plan 2015, Lot 4, Section 14, Township 1, New Westminster District, Plan 14639, Lot 3, Section 14, Township 1, New Westminster District, Plan 14639, Lot 2, Section 14, Township 1, New Westminster District, Plan 14639, and Portion of 16A Avenue Dedicated by Plans 14639 and 23433, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R10-182

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That the Regular Council - Land Use meeting

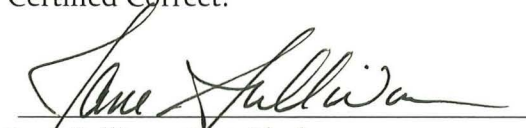
do now adjourn.


RES.R10-183

Carried

The Regular Council- Land Use meeting adjourned at 5:37 p.m.

Certified Correct:



Jane Sullivan, City Clerk

Mayor Dianne Watts