

**Present:**

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

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

City Manager  
City Clerk  
Deputy City Manager  
General Manager, 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. **7909-0238-00**  
**5278 - 185A Street**  
Krahn Engineering / Carib Holdings Ltd., Inc. No. 723863  
**Development Permit**  
*in order to permit the development of two industrial buildings.*

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. Council authorize staff to draft Development Permit No. 7909-0238-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (e) registration of a reciprocal access agreement between proposed Lots 1 and 2.

RES.R10-272

Carried**FLEETWOOD/GUILDFORD**

- 2. 7909-0251-00**  
**16299 Fraser Highway**  
 Norman Isaak, 629681 B.C. Ltd., Inc. No. 733965,  
Director Information: Darren Graham / Officer Information as at June 19, 2005,  
 Darren Graham (President, Secretary)  
**Development Permit / Development Variance Permit**  
*in order to allow a new free-standing sign and an additional fascia 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 Steele  
 That:

1. Council authorize staff to draft Development Permit No. 7909-0251-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7909-0251-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law, to increase the maximum number of fascia signs from two (2) to four (4).
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; and
  - (b) issuance of Development Variance Permit No. 7909-0251-00.

RES.R10-273

Carried

NEWTON

## 3. 7909-0058-00

14187 – 62 Avenue

Mark Lesack, Ankenman Associates Architects, 0831622 B.C. Ltd., Inc. No. 0831622,  
Director Information, Gurcharan Singh Brar / Sadagar Singh Johal, Officer  
Information as at July 31, 2009 / Gurcharan Singh Brar (President) / Sadagar Singh  
 Johal (Treasurer)

**Rezoning from RH to CD (based on RM-15 and C-5) / Development Permit**  
*in order to permit the development of a neighbourhood scale mixed-use commercial/  
 residential development including 781 m<sup>2</sup> (8,414 sq.ft.) of commercial space and  
 four (4) apartment units above.*

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7909-0058-00 in accordance with the attached drawings (Appendix II).
3. Council approve the applicant's request to eliminate the required outdoor and indoor amenity space.
4. Council instruct staff to resolve the following issues prior to final adoption/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) the applicant adequately addresses the impact of no outdoor and indoor amenity space.

RES.R10-274

Carried

RES.R10-275 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17131" pass its first reading.  
Carried

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

RES.R10-276 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17131" pass its second reading.  
Carried

RES.R10-277 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, 2010, No. 17131" be held at the City  
Hall on Monday, March 22, 2010, at 7:00 p.m.  
Carried

### SOUTH SURREY

4. **7910-0016-00**  
**15715 and 15760 Croydon Drive**  
Art Phillips, Larco Investments Ltd., Morgan Crossing Properties Ltd., Inc.  
No BC 0742937  
**Development Permit / Development Variance Permit**  
*to implement signage design guidelines and to increase the number of allowable fascia, under canopy, and free-standing signs and increase the allowable size of directional signage within the Morgan Crossing Development.*

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

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

1. Council authorize staff to draft Development Permit No. 7910-0016-00 in accordance with the attached drawings (Appendices III and IV).
2. Council approve Development Variance Permit No. 7910-0016-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary Part 5 'Signs in Commercial/Industrial Zones' Section 27 (2)(a) of the Surrey Sign By-law to permit two (2) wall plaque fascia signs per premise with a sign area not exceeding 0.6 square metres (6 sq.ft.) per sign;

- (b) to vary Part 5 'Signs in Commercial/Industrial Zones' Section 27 (2)(a) of the Surrey Sign By-law to increase the number of allowable fascia signs from one (1) to two (2) for commercial units with secondary storefront signage requirements;
- (c) to vary Part 5 'Signs in Commercial/Industrial Zones' Section 27 (11)(a) of the Surrey Sign By-law to increase the number of allowable under canopy signs from one (1) to two (2) for Unit 102, 15745 Croydon Drive (Thrifty Foods);
- (d) to vary Part 5 'Signs in Commercial/Industrial Zones' Section 27 (1) (c) of the Surrey Sign By-law to increase the number of allowable freestanding signs from two (2) to five (5); and
- (e) to vary Part 5 'Signs in Commercial/Industrial Zones' Section 27 (6) to increase the maximum allowable sign area and height of directional signs from 0.4 square metres (4.3 sq. ft) and 1.2 metres (4.0 ft.) respectively, to 7.3 square metres (78 sq. ft.) and 1.9 metres (6 ft.) respectively, for residential directional signs, store directories, and a parkade entrance sign.

RES.R10-278

Carried**SURREY CITY CENTRE/WHALLEY****5. 7910-0010-00****11470 - 131 Street**

Bill Nickel, Foremost Lighting and Services Ltd., Day &amp; Ross Inc., Inc. No. A31037

**Development Permit***in order to permit a free-standing sign for an industrial business in Bridgeview.*

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

It was

Moved by Councillor Hepner

Seconded by Councillor Steele

That Council approve Development Permit

No. 7910-0010-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R10-279

Carried**6. 7909-0199-00****12757 King George Boulevard and 12760 - 112A Avenue**

Gerry Blonski Architect, Fozia Ishtiaq

**Development Permit / Development Variance Permit***in order to allow the construction of a sales office for an automobile dealership.*

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

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

1. Council authorize staff to draft Development Permit No. 7909-0199-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7909-0199-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the CHI Zone for 12757 King George Boulevard from 7.5 metres (25 ft.) to 0.54 metres (1.7 ft.);
  - (b) to reduce the minimum rear side yard setback of the CHI Zone for 12757 King George Boulevard from 7.5 metres (25 ft.) to 0.66 metres (2.1 ft.);
  - (c) to reduce the minimum east side yard setback of the CHI Zone for 12757 King George Boulevard from 7.5 metres (25 ft.) to 0 metres);
  - (d) to vary the CHI Zone to reduce the minimum landscape requirements along road frontages from 1.5 metres (5 ft.) to 0; and
  - (e) to vary the Zoning By-law to reduce the minimum floor area of a commercial building from 100 m<sup>2</sup> (1,075 sq. ft.) to 78 m<sup>2</sup> (840 sq. ft.) for 12757 King George Boulevard.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) registration of a reciprocal access and parking agreements and easement for building maintenance between the two subject lots (12757 King George Boulevard and 12760 – 112A Avenue);
  - (d) registration of a Section 219 Restrictive Covenant to indemnify the City from liability in the event of a flood;

- (e) registration of a Section 219 'No Build' Restrictive Covenant to prohibit construction on the northern lot (12760 – 112A Avenue); and
- (f) issuance of Development Variance Permit No. 7909-0199-00.
- RES.R10-280 Carried

**7. 7909-0087-00**

**12674 King George Boulevard**

Bruce McWilliam, Pacific Land Resource Group / Aman Enterprises 1989 Ltd., Inc.  
No. 371659

**OCP Amendment / Temporary Industrial Use Permit**

*in order to allow truck parking on the subject property for a maximum period of two (2) years.*

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

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

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7909-0087-00 (Appendix IV) 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;
  - (c) ensure all non-conforming buildings or structures are removed from the site to the satisfaction of the Planning and Development Department; and
  - (d) completion of all requirements identified for Pre-Servicing Approval Stage (Appendix VII).

5. Council direct staff to bring forward this application four (4) months from the date of approval to proceed (i.e. first Council meeting after July 1, 2010) for consideration of filing, if the conditions have not been adequately fulfilled by the applicant.

RES.R10-281

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 101 Amendment By-law 2010, No. 17132" pass its first reading.

RES.R10-282

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 101 Amendment By-law 2010, No. 17132" pass its second reading.

RES.R10-283

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 101 Amendment By-law 2010, No. 17132" be held at the City Hall on Monday, March 22, 2010, at 7:00 p.m.

RES.R10-284

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD**8. 7909-0234-00****14410 - 108 Avenue**

Joseph Minten, JM Architecture & Interim Design, 0787646 B.C. Ltd. / Director Information, Avtar Binning / No Officer Information Filed as at April 5, 2009

**Amend CD By-law No. 15441**

*in order to permit the development of a child care centre and increased retail store floor area to accommodate a staff training facility.*

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



- RES.R10-285 It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That a By-law be introduced to amend  
Comprehensive Development By-law No. 15441 and a date be set for Public  
Hearing. Carried
- RES.R10-286 It was Moved by Councillor Villeneuve  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2004, No. 15441 Amendment By-law, 2010, No. 17133" pass its  
first reading. Carried
- The said By-law was then read for the second time.
- RES.R10-287 It was Moved by Councillor Villeneuve  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2004, No. 15441 Amendment By-law, 2010, No. 17133" pass its  
second reading. Carried
- RES.R10-288 It was then Moved by Councillor Villeneuve  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15441 Amendment By-law,  
2010, No. 17133" be held at the City Hall on Monday, March 22, 2010, at 7:00 p.m.  
Carried

9. **7907-0021-00**  
**14458 – 82A Avenue**  
Bob Cheema, Billkang Investment Ltd., Inc. No. 725365  
**OCP Amendment from Suburban to Urban / Rezoning from RH to RF**  
*in order to allow subdivision into five (5) single family residential lots and open space  
to protect the riparian area.*

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

- It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That:
1. a By-law be introduced to amend the OCP by redesignating the subject site  
from Suburban to Urban and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) 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;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 "No Build" Restrictive Covenant to protect the western portion of the riparian setback area located along the rear yards of the five (5) proposed lots; and
  - (g) provision of community benefit to satisfy the OCP Amendment policy for Type 2 OCP amendment applications.

RES.R10-289

Carried

It was

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

By-law, 1996, No. 12900, No. 257 Amendment By law 2010, No. 17134" pass its first reading.

RES.R10-290

Carried

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

- RES.R10-291 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 257 Amendment By law 2010, No. 17134" pass its  
second reading.  
Carried
- RES.R10-292 It was then Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 257 Amendment By law 2010, No.  
17134" be held at the City Hall on Monday, March 22, 2010, at 7:00 p.m.  
Carried
- RES.R10-293 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17135" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R10-294 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17135" pass its second reading.  
Carried
- RES.R10-295 It was then Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17135" be held at the City  
Hall on Monday, March 22, 2010, at 7:00 p.m.  
Carried

10. **7909-0200-00**  
**10128 - 172 Street**  
Lori Richards, H.Y. Engineering Ltd., Sukhjinder Dosanjh  
**OCP Amendment of a portion from Suburban to Urban / Rezoning of a  
portion from RA to RF**  
*in order to allow subdivision into five (5) RF lots and one (1) remainder RA lot, with  
the adjoining lot to the east.*

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 amend the OCP by redesignating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) (Block A) as shown on the attached Survey Plan (Appendix I) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) 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
  - (e) provision of community benefit to satisfy the OCP amendment policy for Type 2 OCP amendment applications.

RES.R10-296

Carried

It was Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 258 Amendment By law 2010, No. 17136" pass its first reading.

RES.R10-297

Carried

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

- It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, 12900, No. 258 Amendment By law 2010, No. 17136" pass its second  
reading.
- RES.R10-298 Carried
- It was then Moved by Councillor Hepner  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, 12900, No. 258 Amendment By law 2010, No. 17136"  
be held at the City Hall on Monday, March 22, 2010, at 7:00 p.m.
- RES.R10-299 Carried
- It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17137" pass its first reading.
- RES.R10-300 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17137" pass its second reading.
- RES.R10-301 Carried
- It was then Moved by Councillor Hepner  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17137" be held at the City  
Hall on Monday, March 22, 2010, at 7:00 p.m.
- RES.R10-302 Carried

### SURREY CITY CENTRE/WHALLEY

11. **7909-0222-00**  
**13728 - 108 Avenue**  
Patrick Cotter, Architect, Tien Sher Surrey Development Group Inc.  
**Rezoning from CD (By-law No. 16172) to CD (based on RM-70) /**  
**Development Permit**  
*in order to permit the development of a 5-storey apartment building in Surrey City  
Centre.*

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

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

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 16172) 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 reduce the amount of required indoor amenity space from 496 square metres (5,300 sq. ft.) to 96 square metres (1,000 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7909-0222-00 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) 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;
  - (e) the applicant adequately address the impact of reduced indoor amenity space;
  - (f) the applicant fulfill their commitment to provide of two car-share cars and two car-share parking spaces; and
  - (g) contribution to on-street parking management controls to the satisfaction of the General Manager, Engineering.

RES.R10-303

Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17138" pass its first reading.

RES.R10-304

Carried

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



RES.R10-307 It was Moved by Councillor Bose  
 Seconded by Councillor Hepner  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 145 Amendment By law, 2006, No. 16109" be filed.  
Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16110"  
 7905-0079-00 - Pacific Border Storage Ltd., Paro Properties Inc.,  
 Source One Holdings Ltd.  
 CD (BL 13488) to CD (BL 12000) - 17565 - 2 Avenue - to permit the  
 development of a Business Park with limited neighbourhood commercial  
 uses.

Approved by Council: September 25, 2006

This by-law in proceeding in conjunction with By-law 16109.

- \* Planning & Development advise that (see memorandum dated February 23, 2010 in  
 by-law back-up) By-law No. 16110 should be filed as the application has been  
 replaced by new Application No. 7909-0099-00.

RES.R10-308 It was Moved by Councillor Bose  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2006, No. 16110" be filed.  
Carried

#### FINAL ADOPTIONS

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17120"  
 7909-0168-00 - Devinder Singh Atwal, Harinder Kaur Atwal,  
 Gurjeet Singh Dhindsa and Surinder Kaur Dhindsa,  
 c/o H.Y. Engineering Ltd. (Lori Richards)  
 RA to CD (BL 12000) - 7755 - 162A Street - to permit 6 suburban residential  
 lots and open space.

Approved by Council: January 11, 2010

- \* Planning & Development advise that (see memorandum dated February 24, 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.



It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17120" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R10-309 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16794"  
 7908-0125-00 Ravinder and Navneet Punia, c/o Hunter Laird Engineering Ltd.  
 (Clarence Arychuk)  
 RA to RF (BL 12000) - 15698 - 92 Avenue - to allow subdivision into two  
 single family residential lots.

Approved by Council: October 20, 2008

- \* Planning & Development advise that (see memorandum dated February 22, 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.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2008, No. 16794" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R10-310 Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 209 Amendment  
 By-law, 2008, No. 16607"  
 7907-0105-00 - Phoenix Holdings Ltd., c/o T. Yamamoto Architect Inc.  
 (Taizo Yamamoto)  
 To authorize the redesignation of the site located at 3135 - 160 Street, 15908, 15928,  
 15958, 15992 - 32 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: March 10, 2008

This by-law is proceeding in conjunction with By-laws 16608.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 209 Amendment By law, 2008, No. 16607" be finally  
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R10-311 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16608"  
7907-0105-00 - Phoenix Holdings Ltd., c/o T. Yamamoto Architect Inc.  
(Taizo Yamamoto)  
RA to CD (BL 12000) - 3135 - 160 Street, 15908, 15928, 15958,  
15992 - 32 Avenue - to permit the development of a 64-unit cluster housing  
development.

Approved by Council: March 10, 2008

This by-law is proceeding in conjunction with By-laws 16607.

**Note:** A Development Permit (7907-0105-00) on the site is to be considered for  
Final Approval under Clerk's Report, Item I.1(a)

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16608" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R10-312

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15967"  
7905-0367-00 - Harpreet and Harinder Hoonjan, c/o Platinum Projects Ltd.  
(Harp Hoonjan)  
RA to RH (BL 12000) - 2230 - 138 Street - to allow subdivision into two half-  
acre single family lots.

Approved by Council: February 20, 2006

- \* Planning & Development advise that (see memorandum dated February 25, 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.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2006, No. 15967" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R10-313

Carried

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 213 Amendment By-law, 2008, No. 16674B"  
7905-0406-00 - Sunmark Ventures Ltd., c/o McElhanney Consulting Services (James Pernu) and Barnett Dembek Architects (Maciej Dembek)  
To authorize the redesignation of the site located at 7341 and 7353 - 196 Street from Suburban (SUB) to Urban (URB).

Approved by Council: May 26, 2008

This By-law is proceeding in conjunction with By-law 16676A & 16676B.

- \* Planning & Development advise that (see memorandum dated February 23, 2010 in by-law backup) as a result of the registration of the subdivision plan associated with Application 7907-0086-00 (phased portion of the project), there has been a change to a legal description and civic address. It is necessary to amend Bylaw 16674B and 16676A accordingly to reflect these changes prior to consideration of final adoption.

It is therefore recommended that Council rescind Resolution R09-752 of the May 4, 2009 Regular Council-Land Use minutes passing Third Reading of By-law No. 16674B.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Council rescind Resolution R09-752 of the May 4, 2009 Regular Council-Land Use minutes passing Third Reading of "Surrey Official Community Plan By-law, 1996, No. 12900, No. 213 Amendment By-law, 2008, No. 16674B"

RES.R10-314

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Council amend "Surrey Official Community Plan By-law, 1996, No. 12900, No. 213 Amendment By-law, 2008, No. 16674B" by inserting "Except: Part Subdivided by Plan BCP40944" following the words Plan 2600.

RES.R10-315

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 213 Amendment By law, 2008, No. 16674B" pass its third reading as amended.

RES.R10-316

Carried

RES.R10-317

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 213 Amendment By law, 2008, No. 16674B" be finally  
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16676A"  
 7905-0406-00 - Sunmark Ventures Ltd., c/o McElhanney Consulting Services  
 (James Pernu) and Barnett Dembek Architects (Maciej Dembek)  
 RA to RM-30 (BL12000) (Block C) - 7341 - 196 Street, Portions of  
 7334 - 194 Street and 7353 - 196 Street - to allow the development of a  
 156-unit townhouse development.

Approved by Council: May 26, 2008

This By-law is proceeding in conjunction with By-law 16674B & 16676B.

**Note:** A Development Permit (7905-0406-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1(b).

- \* Planning & Development advise that (see memorandum dated February 23, 2010 in  
 by-law back-up) the building scheme, for the single family portion, which has been  
 filed with the City Clerk has been developed by a Design Consultant based on a  
 character study of the surrounding neighbourhood. The building scheme will be  
 registered concurrently with the subdivision plan pursuant to Section 220 of the  
Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the  
 building scheme to the land.

In addition, Planning & Development advise that as a result of the registration of  
 the subdivision plan associated with Application 7907-0086-00 (phased portion of  
 the project), there has been a change to a legal description and civic address. It is  
 necessary to amend Bylaw 16674B and 16676A accordingly to reflect these changes  
 prior to consideration of final adoption.

- \* Further, Planning & Development advise that it is now in order for Council to pass  
 a amending portions of the East Clayton Neighbourhood Concept Plan Extension –  
 North of 72 Avenue to redesignate a portion of the site from 6-10 upa (Low  
 Density) to 15-25 upa (Medium-High Density).

RES.R10-318

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That Council rescind Resolution R08-1363 of  
 the June 16, 2008 Regular Council-Public Hearing minutes passing Third Reading  
 of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16676A".  
Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That Council amend "Surrey Zoning By-law,  
1993, No. 12000, Amendment By-law, 2008, No. 16676A" as follows:

- a. inserting the following after Plan 2600: Except Part Subdivided by Plan BCP40944.
- b. deleting Portion of Parcel Identifier: 005-801-460 and inserting Parcel Identifier: 027-919-919.
- c. deleting Lot 36, Section 22 Township 8 New Westminster District Plan 59708 and inserting Lot 22, Section 22 Township 8, New Westminster District Plan BCP40944.
- d. deleting Portion of 7334 - 194 Street and inserting 19527 - 73 Street.

RES.R10-319

Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16676A" pass its third reading as amended.

RES.R10-320

Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That Council pass a resolution amending the  
East Clayton Neighbourhood Concept Plan Extension - North of 72 Avenue to  
redesignate a portion of the site from 6-10 upa (Low Density) to 15-25 upa  
(Medium-High Density).

RES.R10-321

Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16676A" be finally adopted, signed by the Mayor  
and Clerk, and sealed with the Corporate Seal.

RES.R10-322

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16676B"  
7905-0406-00 - Sunmark Ventures Ltd., c/o McElhanney Consulting Services  
(James Pernu) and Barnett Dembek Architects (Maciej Dembek)  
RA to RF-12 (BL 12000) (Block D) - Portion of 7341 - 196 Street - to permit  
subdivision into two small single family lots.

Approved by Council: May 26, 2008

This By-law is proceeding in conjunction with By-law 16674B & 16676A.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2008, No. 16676B" be finally adopted, signed by the Mayor  
 and Clerk, and sealed with the Corporate Seal.  
 RES.R10-323 Carried

11. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 91, Amendment  
 By-law, 2009, No. 16958"  
 7908-0268-00 – Jagir Kaur, c/o Arvind Sharma

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 Commercial Use Permit Areas" by adding a new heading  
 "Temporary Commercial Use Permit Area No. 20 - Temporary Landscaping and  
 Plant/Materials Retail Business". This application will allow a temporary nursery,  
 landscaping and plant retail business on the property located at 12490 – 66 Avenue  
 for a period of two years.

Approved by Council: June 15, 2009

**Note:** See Temporary Commercial Use Permit No. 7908-0268-00 under  
 Clerk's Report, Item I.2(a)

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan By-  
 law, 1996, No. 12900, Text No. 91, Amendment By-law, 2009, No. 16958" be finally  
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R10-324 Carried with Councillor Hunt and Councillor  
 Bose against

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7907-0105-00**  
**Taizo Yamamoto, T. Yamamoto Architect Inc.**  
**Phoenix Holdings Ltd., Inc. No. 673929**  
 3135 - 160 Street; 15992, 15958, 15908 and 15928 - 32 Avenue

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

"That Development Permit No. 7907-0105-00 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. 16608 under Item H.6.

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That Development Permit No. 7907-0105-00  
 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.R10-325

Carried

- (b) **Development Permit No. 7905-0406-00**  
**Sunmark Ventures Ltd.,**  
**c/o McElhanney Consulting Services (James Pernu) and Barnett**  
**Dembek Architects (Maciej Dembek)**  
 19527 - 73 Avenue; 7341 and 7353 - 196 Street

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

"That Development Permit No. 7905-0406-00 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. 16676A under Item H.9.

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That Development Permit No. 7905-0406-00  
 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.R10-326

Carried

## 2. Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7908-0268-00**  
**Jagir Kaur**  
**c/o Arvind Sharma**  
 12490 - 66 Avenue

To permit a temporary nursery, landscaping and plant retail business for a period of 2 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. 7908-0268-00 be issued to Jagir Kaur, to permit a temporary nursery, landscaping and plant retail business for a period of 2 years on the site more particularly described as Lot 22, Section 18, Township 2, New Westminster District Plan LMP9853, and that the Mayor and Clerk be authorized to sign the necessary documents."

Note: See By-law No. 16958 under Item H.11

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Temporary Commercial Use Permit No. 7908-0268-00 be issued to Jagir Kaur, to permit a temporary nursery, landscaping and plant retail business for a period of 2 years on the site more particularly described as Lot 22, Section 18, Township 2, New Westminster District Plan LMP9853, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R10-327 Carried with Councillor Hunt against.

J. OTHER BUSINESS

K. ADJOURNMENT


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


do now adjourn.

RES.R10-328 Carried

The Regular Council- Land Use meeting adjourned at 5:57 p.m.

Certified Correct:

  
Jane Sullivan, City Clerk

  
Mayor Dianne Watts