

**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:**

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

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

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Steele

That:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. Council approve Temporary Commercial Use Permit No. 7909-0069-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a site plan delineating the one-acre portion of the lot and the parking spaces for the proposed recreation vehicle parking, as well as identifying well and septic locations on the subject property;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) submission of a survey plan confirming the location of the top of bank of Latimer Creek in relation to the proposed storage use; and
  - (e) the owner submit an application for a business license.
5. Council direct staff to bring forward this application two (2) months from the date of approval to proceed (i.e. first Council meeting after May 22, 2010) for consideration of filing, if the conditions have not been adequately fulfilled by the applicant.

The mover withdrew the motion and before the question was put:

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That Council deny Temporary Commercial  
 Use Permit No. 7909-0069-00 and that the applicant be allowed to work with staff  
 and other businesses over a six month period to relocate.

RES.R10-393

Carried with Councillors Bose, Gill and  
 Martin against

## NEWTON

2. **7909-0196-00**  
**14409 Ridge Crescent**  
**Clarence Arychuk, Hunter Laird Engineering Ltd. / Ranjit Singh Virk and**  
**Manjit Singh Virk**  
 OCP Text Amendment / Temporary Use Permit  
*in order to allow operation of a limousine rental business including parking of*  
*limousines, for a period not to exceed two years.*

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hunt  
 That Council deny Temporary Use Permit  
 No. 7909-0196-00 and that the applicant be allowed to work with staff and other  
 businesses over a six month period to relocate.  
 RES.R10-394 Carried with Councillor Gill against

3. **7909-0093-00**  
**12788 - 76A Avenue**  
**Amy Ho, APK Awnings & Signs / 678859 B.C. Ltd., Inc. No. 678859 /**  
**Director Information: Amritpal Gill, Amarjit Samra / Officer Information:**  
**(as at October 7, 2009) Amritpal Gill (President) / Amarjit Samra (Secretary)**  
 Development Permit  
*in order to install a free-standing sign for an existing industrial complex.*

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

It was Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That Council approve the attached  
 Development Permit No. 7909-0093-00 (Appendix II), which amends  
 Development Permit No. 7904-0032-00, 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.R10-395 Carried

### SOUTH SURREY

4. **7909-0182-00**  
**2546 - 192 Street**  
**Jim Cox / City of Surrey**  
 Rezoning from CD (By-law No. 11355) to IB-1  
*in order to allow future business park development.*

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 rezone the subject site from "Comprehensive  
 Development Zone (CD)" (By-law No. 11355) to "Business Park 1 Zone (IB-1)"  
 (By-law No. 12000) and a date be set for Public Hearing.
2. 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 a subdivision layout to the satisfaction of the Approving Officer;
- (c) input from Senior Government Environmental Agencies;
- (d) submission of a finalized acceptable tree survey and a statement regarding tree preservation;
- (e) dedication/conveyance of the lands required for environmental protection; and
- (f) registration of a Section 219 Restrictive Covenant to establish requirements for on-site sustainable drainage and sustainable site building design, at the time of future development.

3. Council pass a resolution to amend the Campbell Heights Local Area Plan to redesignate the northerly portion of the site from "Business Park" to "Open Space Corridors/Buffers" when the project is considered for final adoption.

RES.R10-396

Carried

It was

Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17148" pass its first reading.

RES.R10-397

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. 17148" pass its second reading.

RES.R10-398

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. 17148" be held at the City Hall on Monday, April 12, 2010, at 7:00 p.m.

RES.R10-399

Carried

- 5. **7909-0184-00**  
**2725 - 192 Street**  
**David Ponte, CSV Holdings Ltd. / CSV Holdings Ltd.**  
 Liquor Primary License  
*in order to permit a Liquor Primary Establishment in a newly approved commercial complex in Campbell Heights.*

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

It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That a date for a Public Information meeting  
 in the form of a Public Hearing be set to solicit opinions from area residents  
 regarding the proposed neighbourhood pub.

RES.R10-400 Carried with Councillor Hunt against

It was Moved by Councillor Steele  
 Seconded by Councillor Martin  
 That the Public Hearing for application  
 7909-0184-00 be set for Monday, April 12, 2010, at the City Hall at 7:00 p.m.

RES.R10-401 Carried with Councillor Hunt against

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 6. **7910-0021-00**  
**6238 - 188 Street**  
**Kenneth Paul Skibo**  
 Restrictive Covenant Amendment  
*in order to increase the main floor elevation by 0.26 metre (1 ft.) and to permit a basement.*

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 Council approve the applicant's request  
 to amend Building Scheme No. BB161695 and Restrictive Covenant BB161697 to  
 permit an increase in the main floor elevation by 0.26 metre (1 ft.) and to permit an  
 in-ground basement.

RES.R10-402 Carried

7. **7909-0103-00**  
**7177 - 179 Street**  
**David Love, Ionic Architecture Inc. / Enver Creek Homes Ltd., Inc.**  
**No. 0542164 /**  
OCP Amendment of a portion from Suburban to Urban / NCP Amendment from Open Space/Linear Park/Buffer and Townhouse / Cluster (10-12 upa) to Townhouse (15 upa) / Rezoning from RA to CD (based on RM-15) / Development Permit  
*in order to permit the development of 18 townhouse units.*

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 amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7909-0103-00 in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) approval from the Ministry of Transportation & Infrastructure;
  - (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;
- (f) the applicant adequately address the impact of no indoor amenity space; and
- (g) the provision of \$5,000 cash-in-lieu to the Heritage Advisory Commission for the design and construction of a storyboard.

7. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the land from "Open Space/Linear Park/Buffer and Townhouse Cluster (10-12 upa)" to "Townhouse (15 upa)" when the project is considered for final adoption.

RES.R10-403 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 259 Amendment By law 2010, No. 17149" pass its first reading.

RES.R10-404 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, No. 259 Amendment By law 2010, No. 17149" pass its second reading.

RES.R10-405 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, No. 259 Amendment By law 2010,  
No. 17149" be held at the City Hall on Monday, April 12, 2010, at 7:00 p.m.

RES.R10-406 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17150" pass its first reading.

RES.R10-407 Carried

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

- RES.R10-408 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17150" pass its second reading.  
Carried
- RES.R10-409 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17150" be held at the City  
Hall on Monday, April 12, 2010, at 7:00 p.m.  
Carried

**FLEETWOOD/GUILDFORD**

8. **7908-0010-00**  
**8957 - 148 Street**  
**Monika Grant, Macdonald Realty / Surjit Gill and Balihar Gill**  
Development Variance Permit  
*in order to waive the requirement of the Subdivision & Development By-law to not  
require underground wiring for two proposed RF lots in order to retain trees.*

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

- RES.R10-410 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That Council approve Development Variance  
Permit No. 7908-0010-00, (Appendix II) varying the following, to proceed to Public  
Notification:
- (a) to vary Table 1 of Schedule A of the Surrey Subdivision and  
Development By-law No. 8830 to allow overhead wiring for two  
proposed RF lots.
- Carried

9. **7910-0036-00**  
**16555 Fraser Highway**  
**Oleg Verbenkov, Pacific Land Group / City of Surrey**  
Development Permit / Development Variance Permit  
*in order to allow the installation of a free-standing electronic message board sign at  
the Surrey Sports & Leisure 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 Steele  
 That:

1. Council authorize staff to draft Development Permit No. 7910-0036-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0036-00, (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to allow an increase in the maximum height of a free-standing sign from 7.6 metres (25 ft.) to 10.5 metres (34.2 ft.);
  - (b) to allow the sign permit for the proposed free-standing electronic message board sign to stay valid by deleting the three (3) year time-frame from the Sign By-law adoption date of March 22, 1999;
  - (c) to allow third party advertising to exceed 70% of the allowable copy area on the proposed free-standing electronic message board sign; and
  - (d) to reduce the minimum setback from a lot line from 2.0 metres (6.6 ft.) to 0 metre.
3. Council instruct staff to resolve the following issue 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.

RES.R10-411

Carried with Councillor Villeneuve and  
 Councillor Bose against

- 10. 7910-0012-00**  
**15105 – 105 Avenue**  
**Oleg Verbenkov, Pacific Land Group / City of Surrey**  
 Development Permit / Development Variance Permit  
*in order to allow a free-standing electronic message board sign at the Guildford Recreation Centre and Guildford Library site.*

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

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

1. Council authorize staff to draft Development Permit No. 7910-0012-00 in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7910-0012-00, (Appendix II) varying the following Sign By-law regulations, to proceed to Public Notification:
  - (a) to allow an increase in the maximum height of a free-standing sign in the Guildford Special Sign Area from 2.4 metres (8 ft.) to 10.5 metres (34.2 ft.);
  - (b) to allow the sign permit for the proposed free-standing electronic message board sign to stay valid beyond the three (3) year time-frame from the Sign By-law adoption date of March 22, 1999 for an indefinite period of time;
  - (c) to allow the width of the proposed free-standing sign to exceed two-thirds of the height; and
  - (d) to allow third party advertising to exceed 70% of the allowable copy area on the proposed free-standing electronic message board sign.
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. 7910-0012-00.

RES.R10-412

Carried with Councillor Bose and Councillor Villeneuve against

11. **7910-0045-00**  
**8418 - 163 Street**  
**Robert Ciccozzi, Robert Ciccozzi Architecture Inc. / o822661 B.C. Ltd.,**  
**Inc. No. BC0822661 /Director Information: Kamaljit Singh Bassi /**  
**Amardeep Kevin Dhaliwal / No Officer Information Filed as at April 18, 2009**  
 Development Variance Permit  
*in order to permit the increase in building height of Buildings 7 and 8 of a 54-unit townhouse 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 Council approve Development Variance Permit No. 7910-0045-00, (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to vary the maximum building height of the CD Zone (By-law No. 16874) from 10.0 metres (33 ft.) to 10.5 metres (34 ft.) for Buildings #7 and #8 only.

RES.R10-413

Carried with Councillor Bose against**SOUTH SURREY**

12. **7910-0030-00**  
**1648 - 134B Street**  
**Raghib Gurm, Deep Blue Investment Corporation / Deep Blue Investment Corporation, Inc. No. 751211**  
 Restrictive Covenant Amendment  
*in order to reduce the rear yard setback covenant area from 5.0 metres (16 ft.) to a minimum of 1.2 metres (4 ft.).*

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That Council approve an amendment to

Restrictive Covenant No. BB538955 to reduce the rear (easterly) yard setback covenant area from 5.0 metres (16 ft.) to a minimum of 1.2 metres (4 ft.) in accordance with the plan attached in Appendix III.

RES.R10-414

Carried

13. **7909-0171-00**  
**17480 and 17510 - 4 Avenue**  
**Colin Hogan, Focus Architecture / 546598 B.C. Ltd., Inc. No. 0546598 /**  
**Director Information: Manjit Bains /**  
**Officer Information as at July 11, 2009 Manjit Bains (President, Secretary) /**  
**Apex Management Services Ltd., Inc. No. 0635860 /**  
**Span Projects Inc., Inc. No. 0761801 / 0693108 B.C. Ltd., Inc. No. 0693108 /**  
**Director Information: Sukhvinder Singh Rana /**  
**Officer Information as at April 21, 2009 Sukhvinder Singh Rana /**  
**0762235 B.C. Ltd., Inc. No. 0762235 /**  
**Director Information: Iqbal Singh Grewal /**  
**Officer Information as at June 29, 2009 Iqbal Singh Grewal**  
**(President, Secretary)**  
*Partial OCP amendment from "Suburban" to "Urban" / NCP amendment from "Small Lot Single Family Strata (10 upa)" to "Townhouse (15 upa)"*  
*Rezoning from RA to CD (based on RM-15) / Development Permit*  
*in order to permit the development of 88 townhouse units.*

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

- It was
- Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That:
1. Council file By-law Nos. 16548, 16549A and BL16549B.
  2. 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.
  3. 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.
  4. 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.
  5. Council authorize staff to draft Development Permit No. 7909-0171-00 in accordance with the attached drawings (Appendix IX).
  6. Council instruct staff to resolve the following issues prior to final adoption:
    - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
    - (b) approval from the Ministry of Transportation & Infrastructure;
    - (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;
    - (f) registration of a statutory right-of-way for access/emergency access to Peace Portal Pump station on site;
    - (g) registration of a Section 219 Restrictive Covenant for the installation and maintenance of the landscaping buffer, including fencing, along 4 Avenue; and
    - (h) registration of a notice on title to advise owners of the agricultural activities and potential nuisance across 4 Avenue.

7. Council pass a resolution to amend Douglas Neighbourhood Concept Plan/Local Area Plan to redesignate the land from Detention Pond/Open Space and "Small Lot Single Family Strata" to "Townhouse (15 upa)" when the project is considered for final adoption.
- RES.R10-415 Carried
- It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 199, Amendment By law, 2007, No. 16548" be filed.
- RES.R10-416 Carried
- It was Moved by Councillor Villeneuve  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16549A" be filed.
- RES.R10-417 Carried
- It was Moved by Councillor Villeneuve  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16549B" be filed.
- RES.R10-418 Carried
- It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 260 Amendment By-law, 2010, No. 17151" pass its first  
reading.
- RES.R10-419 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 260 Amendment By-law, 2010, No. 17151" pass its  
second reading.
- RES.R10-420 Carried
- It was then Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 260 Amendment By-law, 2010,  
No. 17151" be held at the City Hall on Monday, April 12, 2010, at 7:00 p.m.
- RES.R10-421 Carried

RES.R10-422 It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17152" pass its first reading.  
Carried

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

RES.R10-423 It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17152" pass its second reading.  
Carried

RES.R10-424 It was then Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17152" be held at the City  
Hall on Monday, April 12, 2010, at 7:00 p.m.  
Carried

14. **7908-0189-00**  
**15955, 15971, 15980, 15989 and 15966 – 39A Avenue and 3833 – 160 Street**  
**Aplin & Martin Consultants Ltd. /**  
**Morgan Creek Holdings Inc., Inc. No. 533910**  
Restrictive Covenant Discharge / Development Permit for Agricultural Buffer  
*in order to allow subdivision into 20 half-acre gross density type single family lots.*

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

- It was Moved by Councillor Steele  
Seconded by Councillor Martin  
That:
1. Council approve the discharge of Restrictive Covenant No. BN164121 in order to permit subdivision into twenty (20) half-acre gross density type single family lots.
  2. Council authorize staff to draft Development Permit No. 7908-0189-00, to establish an Agricultural Buffer, in accordance with the attached drawings (Appendix II).
  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) 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;
- (d) registration of a Section 219 Restrictive Covenant requiring minimum 10 metre (33 ft.) setbacks for the principal building from the east property line for all lots adjacent to the ALR boundary, and advising future owners of existing agricultural practices in the area; and
- (e) registration of a Section 219 Restrictive Covenant over the buffer lands to ensure that the landscaping is planted, and is maintained in perpetuity by Morgan Creek Holdings.

RES.R10-425

Carried with Councillor Bose against**SURREY CITY CENTRE/WHALLEY**

15. **7909-0231-00**  
**14362 – 114 Avenue**  
**Roger Jawanda, CitiWest Consulting Ltd. / Darshan Singh Jhaj and Mohinder Kaur Jhaj**  
 Rezoning from RA to RF / Development Variance Permit  
*to allow subdivision into three single family lots and to relax the works and services requirements along McBride Drive and to vary front yard setbacks for accessory buildings and structures.*

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

It was Moved by Councillor Bose  
 Seconded by Councillor Villeneuve  
 That Council refer Development Variance Permit No. 7909-0231-00 to staff to resolve outstanding issues.

RES.R10-426

Carried

16. **7907-0045-00**  
**13160 – 104 Avenue**  
**Jagdish Dabla / Jagdish Singh Dabla and Kavita Dabla**  
 Rezoning from RF to RF-12C  
*in order to allow subdivision into two small single family lots with either an optional accessory coach house or secondary suite.*

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 "Single Family Residential (12) Coach House Zone (RF-12C)" (By-law No. 12000) and a date be set for Public Hearing.
  
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) registration of a Section 219 Restrictive Covenant to increase the front yard setback to 7.5 metres (25 ft.) to the face of the principal building and 5.5 metres (18 ft.) to the front porch or veranda.

RES.R10-427

Carried with Councillor Bose against

It was

Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17154" pass its first reading.

RES.R10-428

Carried with Councillor Bose against

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17154" pass its second reading.

RES.R10-429

Carried with Councillor Bose against

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. 17154" be held at the City  
 Hall on Monday, April 12, 2010, at 7:00 p.m.

RES.R10-430

Carried



17. **7906-0355-01**  
**9077 - 132 Street**  
**Eleanor Enns, City of Surrey (Realty Services) / City of Surrey**  
 Development Variance Permit  
*in order to allow subdivision to create a single family residential lot and the remainder retained as open space.*

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

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That Council approve Development Variance Permit No. 7906-0355-01, (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot depth requirement of the RF Zone for proposed Lot 1 from 28 metres (92 ft.) to 21.5 metres (70 ft.); and
- (b) to reduce the minimum rear yard setback of the RF Zone for proposed Lot 1 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

RES.R10-431

Carried

18. **7906-0247-00**  
**12455 and 12499 - 105A Avenue**  
**Roger Jawanda, CitiWest Consulting Ltd. /**  
**Satnam Education Foundation, Inc. No. S51793**  
 OCP Amendment from Industrial to Urban / NCP Amendment from Business Park to Special Residential and Parks & Open Spaces  
 Rezoning from A-1 to CD (based on RF-12 and RF-9S)  
*in order to allow subdivision into 31 small single family lots and one (1) park lot in South Westminster.*

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 Council refer this application to staff to work with the applicant, pursuant to the Employment Land Strategy Live/Work Zones.

RES.R10-432

Carried with Councillor Bose against

COMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

19. **7907-0376-00**  
**15255 – 68 Avenue and Units 101 to 216, 15299 – 68 Avenue**  
**Gerry Blonski / All Owners in Strata Plan BCS2221**  
Rezoning from CD to CD (based on IB) / Development Permit Amendment  
*in order to clarify the permitted range of industrial and ancillary retail uses to allow expansion of a temple use within the existing assembly/wedding palace building, and allow the addition of domes to the temple and adjustments to the fascia signage for the industrial 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 Martin  
That:

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 15263) 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 Amendment No. 7907-0376-00, which will amend Development Permit No. 7902-0340-00, in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) registration of a Section 219 Restrictive Covenant on each Strata Lot to prevent future construction of mezzanine floor area;
  - (b) registration of a Section 219 Restrictive Covenant on each Strata Lot to provide notice to future strata owners of the restrictions on associated retail areas permitted for industrial uses, and the physical separation requirements between retail and other uses;
  - (c) all units with existing associated retail components be brought into compliance with the proposed By-law;
  - (d) completion of all outstanding landscaping requirements;
  - (e) satisfactory resolution of all outstanding building permit and business license deficiencies; and
  - (f) confirmation by the Fire Department regarding acceptable occupant load for the expanded assembly hall use.

Before the question was put to the main motion:

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council authorize staff to amend  
 Development Permit Amendment No. 7907-0376-00 to change the physical size of  
 the barrier walls to four feet in all situations.  
 RES.R10-433 Carried with Councillor Bose against

The main motion was then put to question; and:

RES.R10-434 Carried with Councillor Bose against

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17156" pass its first reading.  
 RES.R10-435 Carried with Councillor Bose against

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17156" pass its second reading.  
 RES.R10-436 Carried with Councillor Bose against

It was then Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17156" be held at the City  
 Hall on Monday, April 12, 2010, at 7:00 p.m.  
 RES.R10-437 Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

20. **7906-0051-00**  
**Portion of 13063 – 56 Avenue and 13030 – 58 Avenue (Highway No. 10)**  
**Richard Brooks, H.Y. Engineering Ltd. / Dipender-Pal Kaur Gurm /**  
**Deep Blue Investment Corporation, Inc. No. 0751211**  
 Partial Rezoning from RA to RH  
*in order to allow subdivision into 15 single family half-acre lots.*

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That Application 7906-0051-00 be deferred  
 to allow the applicant to resolve outstanding issues with the West Panorama Ridge  
 Ratepayers Association.

RES.R10-438

Carried

21. **7909-0245-00**  
**6289 - 148 Street**  
**CitiWest Consulting Ltd. / 0765460 B.C. Ltd., Inc. No. 765460**  
**Director Information: Parmjeet Kaur Bhangu, Parwinder Singh Bhangu**  
**Chaswinder Singh Bhangu, Kuldip Kaur Bhangu**  
**Officer Information as at August 5, 2008, Parwinder S. Bhangu (President)**  
 Rezoning from RA to RF  
*in order to allow subdivision into approximately 12 single family residential lots.*

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

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

1. Council file By-law No. 15688.
2. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "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.
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 for the 10.0 metre (33 ft.) buffer abutting the industrial properties to the north, to the specifications and satisfaction of the City Landscape Architect;
  - (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 ensure adequate installation of a 10 metre (33 ft.) landscape buffer along the northerly property line abutting industrial properties ensure that no future buildings, structures, or improvements will be erected within the 10 metre (33 ft.) buffer, establish a minimum 5 metre (20 ft.) rear yard setback, and to provide notice to future owners of neighbouring industrial uses and potential nuisance impacts (noise, dust, etc.) of such uses;
- (g) registration of a statutory right-of-way to permit the developer access to the buffer area to maintain the landscaping for a period of two years after the landscape planting is installed;
- (h) submission of a preliminary lot grading plan to the satisfaction of the Building Division; and
- (i) the applicant is required to demonstrate the buildable area of the lots with consideration given to the 10-metre (33 ft.) buffer and 5-metre (16 ft.) rear yard requirements.

RES.R10-439

Carried

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2005, No. 15688" be filed.

RES.R10-440

Carried

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17158" pass its first reading.

RES.R10-441

Carried

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

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17158" pass its second reading.

RES.R10-442

Carried

It was then

Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17158" be held at the City  
 Hall on Monday, April 12, 2010, at 7:00 p.m.

RES.R10-443

Carried

22. 7909-0246-00  
6282- 146 Street  
CitiWest Consulting Ltd. / Daljit Singh Gill, Daljeet Kaur Gill,  
Hardish Kaur Dosanjh and Jatinder Kaur Virk  
Rezoning from RA to RF  
*in order to allow subdivision into approximately 13 single family residential lots.*

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

It was Moved by Councillor Villeneuve  
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) "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 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 for the 10.0 metre (33 ft.) buffer abutting the industrial properties to the north to the specifications and satisfaction of the City Landscape Architect;
  - (e) demolition of existing accessory buildings and structures to the satisfaction of the Planning & Development Department;
  - (f) registration of a Section 219 "no-build" Restrictive Covenant to ensure adequate installation of a 10-metre (33 ft.) landscape buffer along the northerly property line abutting industrial properties to ensure that no future buildings, structures or improvements will be erected within the 10-metre (33 ft.) buffer, establish a minimum 5 metre (20 ft.) rear yard setback, and to provide notice to future owners of neighbouring industrial uses and potential nuisance impacts (noise, dust, etc.) of such uses;
  - (g) registration of a Statutory Right-of-Way to permit the developer access to the buffer area to maintain the landscaping for a period of two years after the landscape planting is installed;

- (h) submission of a preliminary lot grading plan to the satisfaction of the Building Division; and
- (i) the applicant is required to demonstrate the buildable area of the lots with consideration given to the 10 metre (33 ft.) buffer and 5 metre (16 ft.) rear yard requirements.

RES.R10-444

Carried

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17159" pass its first reading.

RES.R10-445

Carried

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

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17159" pass its second reading.

RES.R10-446

Carried

It was then

Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17159" be held at the City Hall on Monday, April 12, 2010, at 7:00 p.m.

RES.R10-447

Carried

**23. 7909-0247-00  
 6261 - 148 Street**

CitiWest Consulting Ltd. / 0750006 B.C. Ltd., Inc. No. 750006  
 Director Information: Mandeep K. Gill, Kulwant Saini  
 Officer Information as at February 25, 2009, Mandeep Kaur Gill (Secretary)  
 Kulwant Saini (President)  
 Rezoning from RA to RF-9 and RF-12  
*in order to allow subdivision into approximately 14 single family residential lots.*

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That:

- 1. a By-law be introduced to rezone a portion of the subject property shown as Block B on Appendix VII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a portion of the property shown as Block A on Appendix VII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to

"Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) submission of a preliminary lot grading plan to the satisfaction of the Building Division.

RES.R10-448

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17160" pass its first reading.

RES.R10-449

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, 2010, No. 17160" pass its second reading.

RES.R10-450

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, 2010, No. 17160" be held at the City Hall on Monday, April 12, 2010, at 7:00 p.m.

RES.R10-451

Carried



SURREY CITY CENTRE/WHALLEY

24. **7910-0031-00**  
**14265 – 96 Avenue**  
**Scott Douglas, Kasian Architecture / Her Majesty the Queen in Right of**  
**Canada, as represented by the Minister of Public Works and**  
**Government Services**  
 Development Permit  
*in order to permit development of the new RCMP E-Division headquarters.*

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

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That Council approve the attached  
 Development Permit No. 7910-0031-00 (Appendix III), 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.R10-452

Carried**C. CORPORATE REPORTS**

1. The Corporate Reports under date of March 22, 2010 were considered and dealt with as follows:

**Item No. L001**            Response to the Delegation to Council by Michael Nelson and David Sutton - Project No. 7906-0417-00 for Properties Located at 2278 and 2306 - 138 Street  
 File: 7906-0417-00

The General Manager, Planning and Development submitted a report to provide Council with information related to the concerns raised by David Sutton and Michael Nelson (the "Owners"), in their delegation to Council on December 14, 2009, regarding development application No. 7906-0417-00 related to properties located at 2278 and 2306 – 138 Street.

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

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

1. Receive Corporate Report L001 as information;
2. Authorize staff to advise Mr. David Sutton and Mr. Michael Nelson:

- (a) that the City is not prepared to refund the \$90,000 cash-in-lieu of open space paid by them in fulfilment of the requirements associated with Development Application No. 7906-0417-00 for properties located at 2278 and 2306 - 138 Street; and
  - (b) of their option to submit a rezoning application to pursue an increase in density from 0.25 to 0.32 Floor Area Ratio (FAR) for Lot 4 of the subdivision illustrated in Appendix "A"; and
3. Authorize staff to forward a copy of this report and the related Council resolution to Mr. David Sutton and Mr. Michael Nelson.

RES.R10-453

Carried

**Item No. Loo2** Proposed Rezoning to RF-12 and Development Variance Permit: 11511 Millar Road, By-law No. 16932 - Development Application No. 7907-0190-00  
File: 7907-0190-00

**Note:** See By-law No. 16932 under Item H.6 and Development Variance Permit No. 7907-0190-00 under Clerk's Report, Item I.1(a).

The General Manager, Planning and Development submitted a report to respond to issues and concerns raised at the May 4, 2009 Public Hearing related to the proposed rezoning of the lot at 11515 Millar Road from Single Family Residential Zone (RF) to Single Family Residential (12) Zone (RF-12) to permit subdivision of the lot into three small single family lots.

The General Manager; Planning and Development was recommending approval of the recommendations submitted in his report.

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

- 1. Receive Corporate Report Loo2 as information;
- 2. Consider granting Third Reading of By-law No. 16932, to allow rezoning of the site at 11515 Millar Road from Single Family Residential Zone (RF) to Single Family Residential (12) Zone (RF-12) to allow subdivision of the site into three small single family lots; and
- 3. Approve Development Variance Permit No. 7907-0190-00.

RES.R10-454

Carried

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION****H. BY-LAWS**

## TO BE FILED

Mayor Watts left the meeting at 6:18 pm due to conflict of interest with the following item; Councillor Bose assumed the role of Chair.

1. "Surrey Zoning By-law, 1993, Amendment By-law, 1997, No. 13297"  
7997-0016-00 – Brian and Dianne Watts  
CD (BL 12307 under BL 12000) to CD (BL 12000) - 3022 - 176 Street - to permit the use of one (1) licensed secondary suite in an owner-occupied dwelling

Approved by Council: December 2, 1997

- \* Planning & Development advise that (see memorandum dated March 17, 2010 in by-law back-up) By-law No. 13297 should be filed as the application has been inactive since 1998 and the owner has advised they would not be proceeding with the rezoning application.

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
Amendment By-law, 1997, No. 13297" be filed.

RES.R10-455

Carried

Mayor Watts returned to the meeting at 6:19 pm.

**FINAL ADOPTIONS**

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17005"  
7909-0066-00 – Investors Group Trust Co. Ltd.,  
c/o Trilogy Properties (Dan LaFlamme)  
CD to CD (BL 12000) - 15157 Highway No. 10 - to permit a bottle return depot within Phase 2 of the Panorama Shopping Centre.

Approved by Council: September 14, 2009

- \* Planning & Development advise that (see memorandum dated March 5, 2010 in by-law back-up) Council directed the applicants to enter into a Good Neighbour Agreement to ensure a high standard of service and high level of cleanliness associated with the facility. The agreement has been signed by the applicants and the City and will be provided to By-law and Licensing to form part of the business license.

It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17005" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R10-456

Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 95 Amendment  
 By-law, 2009, No. 17024"  
 7909-0130-00 – City of Surrey, c/o Minh Ngo  
 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. 23 – Temporary Parking Lot". This application  
 will allow the short-term parking of vehicles under 8,000 kg. (17,635 lbs) GVW  
 along the southern portion of the subject property located at 10459 – 144 Street.

Approved by Council: October 5, 2009

**Note:** A Temporary Use Permit (7909-0130-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.3(a).

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, Text No. 95 Amendment By-law, 2009, No. 17024" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R10-457

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17008"  
 7909-0083-00 – Daniel Camele, Carrie Camele, c/o H.Y. Engineering Ltd.  
 (Lori Richards)  
 RH to CD (BL 12000) - 8235 – 170A Street - to allow subdivision into two (2)  
 suburban single family lots.

Approved by Council: September 14, 2009

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17008" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R10-458

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16260"  
 7906-0272-00 – Manjit and Swaran Brar, c/o H.Y. Engineering Ltd. (Holden Yip)  
 RA to RF-12 (BL 12000) - 6035 – 148 Street - to allow subdivision into four  
 (4) single family lots.

Approved by Council: February 12, 2007

- \* Planning & Development advise that (see memorandum dated March 18, 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 Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16260" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-459

Carried

MISCELLANEOUS

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16932" 7907-0190-00 - Jasvir Baryar and Pripal Virk, c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
 RF to RF-12 (BL 12000) - 11515 Millar Road - to allow subdivision into three (3) small single family lots.

Approved by Council: April 20, 2009

**Note:** This By-law will be in order for consideration of Third Reading, should Council approve the recommendations of Corporate Report Item No. L002.

**Note:** See Development Variance Permit No. 7907-0190-00, Clerk's Report Item I.1(a).

It was Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16932" pass its third reading.

RES.R10-460

Carried with Councillor Bose against

- 7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16749, Amendment By-law, 2010, No. 17155" 7906-0317-00 - Council Initiative  
 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16749" is amended by revising Section 1 and replacing Schedule A of the By-law to correct a minor modification to the Survey Plan for the properties at 16944, 16982, 17032, 17076 Fraser Highway, and portion of 7700 - 168 Street.

Approved by Council: To be approved

- \* Planning & Development advise that (see memorandum dated March 19, 2010 in by-law back-up) By-law 16749 received final adoption on February 1, 2010. A minor modification to the Survey Plan was identified to provide secondary access in



RES.R10-464 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council rescind Resolution R10-305 of  
 the March 1, 2010 Regular Council-Land Use Minutes passing Second Reading of  
 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17138"  
Carried

RES.R10-465 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council amend "Surrey Zoning By-law,  
 1993, No. 12000, Amendment By-law, 2010, No. 17138" as outlined in the  
 memorandum in by-law back-up.  
Carried

RES.R10-466 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17138" pass its second reading as amended.  
Carried

## FINAL ADOPTIONS CONTINUED

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16881"  
 7907-0400-00 - 0701226 B.C. Ltd., c/o Barnett Dembek Architects Inc.,  
 (Maciej Dembek)  
 RF to CD (BL 12000) - 15288, 15298, 15308, 15318, 15328, 15334, 15344,  
 15354 - 17A Avenue to permit the development of two, 4-storey apartment  
 buildings containing 80 units.

Approved by Council: February 9, 2009

**Note:** A Development Permit (7907-0400-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.2(c).

RES.R10-467 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 16881" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
Carried

10. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 247 Amendment  
 By-law, 2009, No. 17017"  
 7909-0099-00 - Paro Properties Inc., Pacific Border Storage Ltd.,  
 Source One Holdings Ltd., c/o Sanderson Planning Ltd.  
 (Michael Sanderson)  
 To authorize the redesignation of a portion of the property located at  
 17565 - 2 Avenue from Commercial (COM) to Industrial (IND).

Approved by Council: September 14, 2009

This by-law is proceeding in conjunction with By-law 17018.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 247 Amendment By law, 2009, No. 17017" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

RES.R10-468

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17018"  
 7909-0099-00 - Paro Properties Inc., Pacific Border Storage Ltd.,  
 Source One Holdings Ltd., c/o Sanderson Planning Ltd.  
 (Michael Sanderson)  
 CD to CD (BL 12000) - 17565 - 2 Avenue - to permit the future development of an Industrial Business Park, Commercial Retail Uses and Hotel.

Approved by Council: September 14, 2009

This by-law is proceeding in conjunction with By-law 17017.

**Note:** Development Permits (7909-0099-00 and 7909-0099-01) on the site are to be considered for Final Approval under Clerk's Report, Item I.2(e) and Item I.2(f).

- \* Planning & Development advise that (see memorandum dated March 18, 2010 in by-law back-up) that it is now in order for Council to pass a resolution amending the 1987 Douglas Local Area Plan from "Tourist Village" to "Tourist Village/Business Park".

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council amend the 1987 Douglas Local Area Plan from "Tourist Village" to "Tourist Village/Business Park".  
Carried

RES.R10-469

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17018" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

RES.R10-470



## I. CLERK'S REPORT

### 1. Formal Approval of Development Variance Permits

- (a) **Development Variance Permit No. 7907-0190-00**  
**Jasvir Baryar and Prupal Virk**  
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
 11515 Millar Road

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17A, Sections F and K, as follows:

- (a) To reduce the minimum front yard setback from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for the garage for proposed Lot 2;
- (b) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lots 1 and 2; and
- (c) To reduce the minimum lot depth from 22 metres (72 ft.) to 21.6 metres (71 ft.) for proposed Lots 1 to 3.

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended, Schedule A, Table 2, as follows:

- (a) To vary the requirement to permit a reduced road width standard for a collector road from 22 metres (72 ft.) to 16.6 metres (54 ft.).

To allow subdivision into three (3) small single family lots.

**Note:** Should Council approve the recommendations contained in Corporate Report L002, Development Variance Permit No. 7907-0190-00 is in order for final approval.

**Note:** See By-law No. 16932 under H.6.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7907-0190-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R10-471

Carried with Councillor Bose against

### 2. Formal Approval of Development Permits

- (a) **Development Permit No. 7909-0142-00**  
**Wanson (Peninsula) Development Ltd., Inc. No. 506394**  
**Tom Morton, Wanson Developments Ltd.**  
 7489 - 138 Street

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

"That Development Permit No. 7909-0142-00 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. 7909-0142-00  
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.R10-472

Carried

- (b) **Development Permit No. 7909-0227-00**  
**Bosa Investment (2003) Inc., Inc. No. 671531**  
**Aaron Urion, Abbarch Architecture Inc.**  
1711 - 152 Street

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

"That Development Permit No. 7909-0227-00 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. 7909-0227-00  
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.R10-473

Carried

- (c) **Development Permit No. 7907-0400-00**  
**0701226 B.C. Ltd., Inc. No. BC0701226**  
**Mr. Maciej Dembek**  
**Director Information: Stephen E. Barker**  
**Officer Information: (as at August 4, 2008)**  
**Stephen E. Barker (President, Secretary)**  
 15288, 15298, 15308, 15318, 15328, 15334, 15344 and 15354 - 17A Avenue

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

"That Development Permit No. 7907-0400-00 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. 16881 under Item H.9.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Development Permit No. 7907-0400-00  
 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.R10-474

Carried

- (d) **Development Permit No. 7909-0238-00**  
**Krahn Engineering / Carib Holdings Ltd., Inc. No. 723863**  
 5278 - 185A Street

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

"That Development Permit No. 7909-0238-00 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. 7909-0238-00  
 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.R10-475

Carried

- (e) **Development Permit No. 7909-0099-00**  
**Michael Sanderson**  
**Paro Properties Inc., Inc. No. BC0785453**  
**Pacific Border Storage Ltd., Inc. No. BC0785411**  
**Source One Holdings Ltd., Inc. No. BC0785493**  
 17565 - 2 Avenue

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

"That Development Permit No. 7909-0099-00 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. 17018 under Item H.11.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Development Permit No. 7909-0099-00  
 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.R10-476

Carried

- (f) **Development Permit No. 7909-0099-01**  
**Michael Sanderson**  
**Paro Properties Inc., Inc. No. BC0785453**  
**Pacific Border Storage Ltd., Inc. No. BC0785411**  
**Source One Holdings Ltd., Inc. No. BC0785493**  
 17565 - 2 Avenue

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

"That Development Permit No. 7909-0099-01 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. 17018 under Item H.11.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Development Permit No. 7909-0099-00  
 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.R10-477

Carried

### 3. Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7909-0130-00**  
**City of Surrey, c/o Minh Ngo**  
 10459 - 144 Street

To allow the short-term parking of vehicles under 8,000 kg (17,635 lbs) GVW along the southern portion of the subject property.

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

"That Temporary Commercial Use Permit No. 7909-0130-00 be issued to the City of Surrey to allow the short-term parking of vehicles under 8,000 kg (17,635 lbs) GVW along the southern portion of the subject property,, more particularly described as Lot 29, Except: Parcel "A" (J10825E); Section 24, Block 5 North Range 2 West, New Westminster District, Plan 9014, and that the Mayor and Clerk be authorized to sign the necessary documents."

**Note:** See By-law No. 17024 under Item H.3

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Temporary Commercial Use Permit  
No. 7909-0130-00 be issued to the City of Surrey to allow the short-term  
parking of vehicles under 8,000 kg (17,635 lbs) GVW along the southern  
portion of the subject property,, more particularly described as Lot 29,  
Except: Parcel "A" (J10825E); Section 24, Block 5 North Range 2 West, New  
Westminster District, Plan 9014, and that the Mayor and Clerk be  
authorized to sign the necessary documents.

RES.R10-478

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was

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

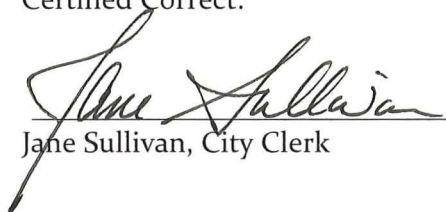
do now adjourn.

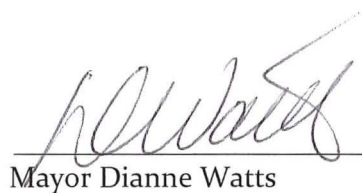
RES.R10-479

Carried

The Regular Council- Land Use meeting adjourned at 6:20 p.m.

Certified Correct:

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

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