

Present:

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

Absent:

Councillor Hepner

**Councillors Entering
Meeting as Indicated:**

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
General Manager, Parks, Recreation &
Culture
General Manager, Finance & Technology
Manager, Area Planning & Development,
North Division
Manager, Area Planning & Development,
South Division
Land Development Engineer
Assistant City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

1. **7910-0032-00**
18899 and 19101 – 32 Avenue; 3515 and 3733 – 192 Street; 19118 – 40 Avenue
Jim Cox, Surrey City Development Corporation / BC Transportation
Financing Authority / City of Surrey
Rezoning from A-1 to CD (based on IB-2)
General Development Permit / Development Variance Permit
in order to permit future business park development and to defer site servicing to
future development stages.

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

It was

Moved by Councillor Martin
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the subject site from "General Agricultural Zone (A-1)" (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 a General Development Permit No. 7910-0032-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7910-0032-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to waive the requirements of the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to provide vehicular systems, pedestrian highway systems, water supply, sanitary sewer and drainage works.
4. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that appropriate engineering requirements and issues are addressed to the satisfaction of the General Manager, Engineering;
 - (b) registration of a "No-Build" Section 219 Restrictive Covenant to prohibit development until site servicing is provided in accordance with City By-laws and requirements; and
 - (c) registration of a Section 219 Restrictive Covenant to prohibit any vehicular driveways or road access from 40 Avenue.
5. Council pass a resolution to amend the Campbell Heights Local Area Plan to redesignate the land from "Technology Park" to "Business Park" when the project is considered for final adoption (Appendix V).

RES.R10-568 Carried with Councillor Bose against

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17146" pass its first reading.

RES.R10-569 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 Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17146" pass its second reading.

RES.R10-570 Carried with Councillor Bose against

It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17146" be held at the City
Hall on May 3, 2010, at 7:00 p.m.

RES.R10-571 Carried

2. **7909-0229-00**
1122 and 1144 – 184 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / Randy Bishop /
Gordon Christopher Hamilton
 Development Variance Permit
in order to permit a subdivision lot line adjustment.

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:

1. Council approve Development Variance Permit No. 7909-0229-00, (Appendix III) varying CD By-law No. 6405 as follows to proceed to Public Notification:
 - (a) to adjust the property lines between the properties at 1122 and 1144 – 184 Street as shown in Schedule "A".
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a subdivision layout for the proposed lot line adjustment to the satisfaction of the Approving Officer.

RES.R10-572

Carried

3. **7910-0039-00**
17637 and 17735 – 1 Avenue
Debra Costanzo, Etruscan Design / P.C.B. Properties Ltd.,
Incorporation No. 78028
 Liquor License Amendment (increase in capacity)
in order to increase the indoor person capacity of the neighbourhood pub on the site (The Derby Bar & Grill) from 75 to 113.

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 the following
 proposed liquor primary liquor license amendment to proceed to Public Notification:

- (a) The increase in indoor person capacity from 75 to 113 in addition to the already approved combined outdoor capacity of 28 on two outdoor patios.

RES.R10-573

Carried with Councillor Hunt against.

SURREY CITY CENTRE/WHALLEY

4. 7910-0046-00
 9620 - 137A Street and 13775 - 96 Avenue
 Kirk Fisher / South Laurel Lands Development Ltd., Inc. No. 727873
 OCP Text Amendment / Temporary Commercial Use Permit
 to amend Temporary Commercial Use Permit Area No. 18 and to allow a temporary parking lot for vehicles under 5,000 kg. GVW and temporary trailers for office use.

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

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

1. a By-law be introduced to amend Temporary Commercial Use Permit Area No. 18 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. 7910-0046-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R10-574

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 75 Amendment By-law, 2007, No. 16421,
 Amendment By-law, 2010, No. 17147" pass its first reading.

RES.R10-575

Carried

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

RES.R10-576 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 75 Amendment By-law, 2007, No. 16421,
Amendment By-law, 2010, No. 17147" pass its second reading.
Carried

RES.R10-577 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. 75 Amendment By-law, 2007,
No. 16421, Amendment By-law, 2010, No. 17147" be held at the City Hall on May 3,
2010, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

5. **7909-0181-00**
18725 - 64 Avenue
Jeff Skinner, Mosaic Avenue Development Ltd. / Cloverdale Baptist Church,
Inc. No. 27467S
OCP Amendment Urban to Multiple Residential / NCP amendment from
Townhouse/Cluster (8-15 upa) to Townhouse/Cluster (30 upa)
Rezoning from RA to CD (based on RM-30) / Development Permit
in order to permit the development of 147 townhouse units.

The Planning & Development Department recommends that this application be referred back to staff in order for staff to work with the applicant to address concerns with respect to the proposed density and build form.

This report is being forwarded to Council in advance of a full application review process since the application has generated significant neighbourhood opposition. It was not considered practical to undertake all of the work associated with refining and detailing the proposal until it is determined if Council is prepared to consider the proposed OCP and NCP amendments.

RES.R10-578 It was Moved by Councillor Martin
Seconded by Councillor Steele
That Council refer Application 7908-0181-00
back to staff in order for staff to work with the applicant to address concerns with
respect to the proposed density and build form.
Defeated with Mayor Watts and Councillors
Hunt, Gill, Bose, and Rasode against.

It was Moved by Councillor Hunt
 Seconded by Councillor Bose
 That Council direct staff to prepare a
 Comprehensive Development bylaw and conditions of approval that will allow the
 application to proceed to Public Hearing.

RES.R10-579

CarriedNEWTON

6. **7907-0200-00**
Portions of 14257 and 14287 – 64 Avenue
Wilson Chang / Ashish Mittal, Inderpal Singh Sidhu
 Rezoning from RA to CD (based on RM-15) / Development Permit
in order to permit the development of a 32-unit townhouse 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 Gill
 That:

1. a By-law be introduced to rezone the portion of the site identified as Block A on the plan attached as Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 96 sq.m. (1,033 sq.ft.) to 73 sq.m. (786 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7907-0200-00 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (f) registration of statutory Right-of-Way over the east-west drive aisle and on the entry leg from 64 Avenue to facilitate a future joint/integrated vehicle and pedestrian access system with adjacent properties to the east and west;
- (g) the applicant adequately address the impact of reduced indoor amenity space;
- (h) endorsement from the Department of Fisheries & Oceans (DFO); and
- (i) the applicant enter into a Habitat License Agreement with the City to ensure completion and satisfactory maintenance of habitat restoration/compensation works for the riparian area, in accordance with the approval from DFO.

RES.R10-580

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2010, No. 17153" pass its first reading.

RES.R10-581

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2010, No. 17153" pass its second reading.

RES.R10-582

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17153" be held at the City Hall on May 3, 2010, at 7:00 p.m.

RES.R10-583

Carried

SOUTH SURREY

7. 7910-0038-00

16359 - 25 Avenue

Kenneth Anderson / 0715460 B.C. Ltd., Inc. No. 760588

Director Information:

Alan Baumann / Richard DeGroat / Marten Van Huizen

Officer Information as at February 2, 2006:

Alan Baumann (CFO) / Richard DeGroat (President) / Marten Van Huizen (Secretary)

Development Variance Permit

in order to reduce the minimum front yard and rear yard setback requirements for a single family small lot in Morgan Heights.

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 Council approve Development Variance
 Permit No. 7910-0038-00, (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback from 6.0 m and rear yard setback from 7.5 m of the RF-12 Zone to 5.5 metres (18 ft.);

RES.R10-584

Carried

SURREY CITY CENTRE/WHALLEY

8. 7907-0382-00
 9413 - 126 Street
Avnash Banwait, Mainland Engineering Corp. / Baljit Singh Dhaliwal, Jasvir Singh Dhaliwal and Gulwant Singh Senghera
 Development Variance Permit
in order to allow subdivision into four (4) RF lots and retention of trees within the unbuilt portion of 94 Avenue

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 Council approve Development Variance
 Permit No. 7907-0382-00, (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary the works and services requirements of the Subdivision and Development By-law for the fronting portion of 94 Avenue; and
- (b) to relax the minimum width of the two (2) proposed panhandle lots from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1 and to 2.25 metres (7.4 ft.) for proposed Lot 2.

RES.R10-585

Carried

9. 7909-0255-00
10350 University Drive
Bing Thom Architects / City of Surrey
Development Permit
in order to permit the development of the new City Centre Library.

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 Council approve the attached

Development Permit No. 7909-0255-00 (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.R10-586

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

10. 7906-0121-00
12725 and 12743 - 80 Avenue and
8053 and 8063 - 128 Street
Nirbhai Viridi Architect / Vancouver Punjab Cloth House Inc., Inc. No. 411696
591430 B.C. Ltd., Inc. No. 591430
Director Information: Subash Chander
No Officer Information Filed as at August 27, 2008
OCP Amendment from Industrial to Commercial /
Land Use Contract Discharge (LUC 150)
Rezoning from CD (By-law No. 14640) and IL to CD (based on IB and C-8 Zones)
Development Permit
*in order to allow expansion of an existing industrial development by adding retail
commercial and banquet hall uses, in addition to upper storey office and warehouse
space.*

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 Council:

1. authorize staff to prepare a terms of reference for Council consideration for the initiation of a planning study of the Central Newton Cultural Commercial District (CNCCD), including a detailed public consultation process; and
2. defer Application 7906-0121-00 back to staff and any other commercial retail related applications in this industrial designated area be held in abeyance pending completion of the planning study.

RES.R10-587

Carried

SOUTH SURREY

11. **7910-0029-00**
3601 Nico Wynd Drive
Ron Allison / Strata Corporation NW1378
 New Liquor Primary License
in order to permit liquor service on the Nico Wynd golf course playing area.

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. That a date for Public Hearing be set to solicit opinions from area residents regarding the proposed liquor primary liquor license to permit liquor service on the golf course playing area with operating hours of 9:00 a.m. to 10:00 p.m. every day of the week but a condition that liquor service must cease at dusk.
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) the applicant enter into a "Good Neighbour Agreement" to ensure minimal impact on the surrounding community.

RES.R10-588

Carried with Councillor Hunt against.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on Application 7910-0029-00 be held at the City Hall on May 3, 2010, at 7:00 p.m.

RES.R10-589

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

12. **7910-0002-00**
14981 - 91A Avenue
Charanpreet Toor / Sukhjinder Singh Chhina and Parmjit Kaur Chhina
 Development Variance Permit
in order to permit a front-facing double car garage on an RF-12 Type I Interior Lot and to reduce the rear yard setback.

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

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Council approve Development Variance
Permit No. 7910-0002-00, (Appendix III) varying the following, to proceed to
Public Notification:

- (a) to vary the RF-12 Zone to permit front-facing double garages on a RF-12 Type I Interior Lot; and
- (b) to vary the RF-12 Zone to reduce the rear yard setback of a Type I Interior Lot from 7.5 metres (25 ft.) to 5 metres (16 ft.).

RES.R10-590

Carried

- 13. **7910-0062-00**
13481 Waterford Place
Ravinder Singh Chauhan and Sandeep Kaur Chauhan
Development Variance Permit
in order to reduce the rear yard setback and to increase the front yard setback for construction of a single family dwelling.

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 Application 7910-0062-00
back to staff to work with the applicant to better address the interface concerns of the proposed dwelling on the neighbouring properties.

RES.R10-591

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16479"
7906-0520-00 - Weststone Properties 104 Ltd., c/o Patrick Cotter Architect Inc.
(Patrick Cotter)
RF to CD (BL 12000) - 10288, 10296 and a portion of 10320 - 133 Street - to
permit the development of a high-rise residential development in Surrey
City Centre.

Approved by Council: October 15, 2007

- * At the March 31, 2008 Regular Council-Land Use meeting, Council approved Land Use Application 7906-0520-00 to proceed under new By-law 16622. This new application replaced the initial application on the subject site under By-law 16479. The By-law filing was recommended but the motion was not passed. The By-law is therefore in order to be filed at this time.

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2007, No. 16479" be filed.

Carried

RES.R10-592

FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12740, Amendment By-law, 2002, No. 14852, Amendment By-law, 2008, No. 16590A"
7906-0419-00 - BJP Enterprises Inc., c/o Mainland Engineering Corp.
(Mr. Avnash Banwait)
To amend CD By-law 12740, as amended, to remove 12028 - 99 Avenue.

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16590B.

Note: The Public Hearing on this application was held on March 10, 2008.

As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- * Planning & Development advise that (see memorandum dated March 31, 2010 in by-law back-up) the reason for the delay in bringing this application to Final Adoption was due to the applicant being delayed in completing outstanding requirements partly due to a decline in the real estate market.
- * Further, Planning & Development advise that in lieu of a Building Scheme, a Section 219 Restrictive Covenant will be registered concurrently with the road dedication plan to tie the house plans to the land.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 1995, No. 12740, Amendment By-law, 2002, No. 14852,
 Amendment By-law, 2008, No. 16590A" be finally adopted, signed by the Mayor
 and Clerk, and sealed with the Corporate Seal.

RES.R10-593 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16590B"
 7906-0419-00 - BJP Enterprises Inc., c/o Mainland Engineering Corp.
 (Mr. Avnash Banwait)
 CD (BL 12740) to RF (BL 12000) - 12028 - 99 Avenue - to permit the
 construction of a single family dwelling.

Approved by Council: February 25, 2008

This by-law is proceeding in conjunction with By-law 16590A.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16590B" be finally adopted, signed by the Mayor
 and Clerk, and sealed with the Corporate Seal.

RES.R10-594 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16701"
 7907-0046-00 - William and Traci Farden, Sukhdev Dhanoa,
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
 RA to RH (BL 12000) - 3315 and 3333 - 155 Street, - to allow subdivision into
 four half-acre single family lots

Approved by Council: June 16, 2008

- * Planning & Development advise that (see memorandum dated April 8, 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 Villeneuve
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16701" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R10-595 Carried

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15482, Amendment By-law, 2010, No. 17123"
7909-0190-00 - Alpenglow Development Ltd., c/o PJ Lovick Architect
(Peter Lovick)
To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15482" in Part 2, Sub-section B.2(c) as follows:
(a) Delete "office use, limited to 64 square metres (690 sq. ft.)" and insert "*Eating establishments including drive-through restaurants* provided that the said businesses are not licensed by the Liquor Control and Licensing Act R.S.B.C. 1996, Chapter 267, as amended."
12808 King George Boulevard
The purpose of the amendment is to allow a drive-through restaurant on the subject site.

Approved by Council: January 25, 2010

Note: A Development Permit (7909-0190-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(f).

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15482, Amendment By-law, 2010, No. 17123" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-596

Carried

- 6. "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: March 22, 2010

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That "Surrey Zoning By law, 1993, No. 12000, Amendment By law, 2008, No. 16749, Amendment By-law, 2010, No. 17155" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-597

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16622"
7906-0520-00 - Weststone Properties 104 Ltd., c/o Patrick Cotter Architect Inc.
(Patrick Cotter)
RF to CD (BL 12000) - 10288 and 10296 - 133 Street and a portion of
10320 - 133 Street - to permit the development of a high-rise residential
development in Surrey City Centre.

Approved by Council: March 31, 2008

Note: Development Permit (7906-0520-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16622" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-598

Carried with Councillor Hunt against.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17089"
7909-0039-00 - Gary Baker, c/o Abby Downs Construction Ltd. (John Kaethler)
RA to CD (BL 12000) - 13685 - 32 Avenue - to allow subdivision into
four (4) one-acre gross density type single family lots.

Approved by Council: November 30, 2009

- * Planning & Development advise that (see memorandum dated April 8, 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 Villeneuve
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17089" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-599

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17041"
7909-0149-00 - Tarsem Kanda, c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)
RA to RF (BL 12000) - 14880 - 84 Avenue - to allow subdivision into 6 single
family residential lots.

Approved by Council: November 2, 2009

- * Planning & Development advise that (see memorandum dated April 8, 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 Villeneuve
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 17041" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R10-600

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17084"
 7909-0121-00 – Tiffany Restaurant Ltd., c/o Tapwood Holdings Ltd.
 (Curtis Moyen)
 CD (BL 12916) to CD (BL 12000) - 3140 King George Highway - to permit the
 operation of a liquor store in conjunction with the existing Forest Pub.

Approved by Council: November 30, 2009

Note: A Development Permit (7909-0121-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(c).

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 17084" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R10-601

Carried with Councillor Hunt against

11. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 204 Amendment
 By-law, 2008, No. 16577"
 7906-0476-00 - Phoenix Star Enterprises Limited,
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)
 To authorize the redesignation of the sites located at 2627, 2639 and
 2667 - 160 Street from Suburban (SUB) to Urban (URB).

Approved by Council: February 11, 2008

This by-law is proceeding in conjunction with By-law 16578.

It was Moved by Councillor Villeneuve
Seconded by Councillor Rasode
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 204 Amendment By law, 2008, No. 16577" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R10-602 Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16578" 7906-0476-00 - Phoenix Star Enterprises Limited, c/o Barnett Dembek Architects Inc. (Maciej Dembek) RA to CD (BL 12000) - 2627, 2639 and 2667 - 160 Street - to permit the development of a 41-unit townhouse project.

Approved by Council: February 11, 2008

This by-law is proceeding in conjunction with By-law 16577.

Note: A Development Permit (7906-0476-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(d).

It was Moved by Councillor Villeneuve
Seconded by Councillor Rasode
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16578" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R10-603 Carried

MISCELLANEOUS

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16712" 7906-0337-00 - Cascade Creek Development Corporation, 72 Avenue Development Corporation, c/o McElhanney Consulting Services Ltd. (James Pernu) RF and RF-9C to CD (BL 12000) - 19295 and 19299 - 72 Avenue - to permit the development of four manor houses.

Approved by Council: June 23, 2008

Note: A Development Permit (7906-0337-00) 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 April 7, 2010 in by-law back-up) following third reading of the By-law, revisions have been identified that would more accurately portray the setbacks and lot dimensions of the proposed manor house project. As a result, it is recommended that the By-law be amended prior to proceeding to Final Adoption. Council is advised that the proposed amendments do not affect use or density and therefore a new Public Hearing is not required.

RES.R10-604 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Council rescind Resolution Ro8-1704 of
the July 14, 2008 Regular Council-Public Hearing meeting passing Third Reading of
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16712"
Carried

RES.R10-605 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2008, No. 16712" in Section F. Yards and
Setbacks and Section K. Subdivision as reflected in the memorandum in by-law
back-up.
Carried

RES.R10-606 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16712" pass its third reading as amended.
Carried

RES.R10-607 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16712" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16960"
7906-0389-00 – Surelok Fleetwood Development Ltd., c/o Focus Architecture Inc.
(Dave Boswell)
RA to RM-30 (BL 12000) - 8247 and 8265 – 161 Street - to permit the
development of 49 townhouse units.

Approved by Council: June 15, 2009

Note: A Development Permit (7906-0389-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(e).

- * Planning & Development advise that (see memorandum dated April 8, 2010 in
by-law back-up) the application consisted of two properties that have been
consolidated subsequent to third reading of By-law 16960. As a result, the By-law
requires amendment to reflect the new legal description and civic address. It is
requested that Council amend the by-law prior to consideration of Final Adoption.

RES.R10-608 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Council rescind Resolution R09-1120 of
the June 29, 2009 Regular Council-Public Hearing Minutes passing Third Reading
of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16960"
Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2009, No. 16960" in Section 1 as follows:

- a) Delete the existing legal description and civic addresses for the
properties at 8247 and 8265 - 161 Street and insert the following in
its place:

Parcel Identifier: 028-098-781
Parcel A (Being a consolidation of Lots 50 and 51, see BB335516)
Section 25 Township 2 New Westminster District Plan 65703

RES.R10-609 8277 - 161 Street"
Carried

RES.R10-610 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16960" pass its third reading as amended.
Carried

RES.R10-611 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16960" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0520-00**
Weststone Properties 104 Ltd.
Patrick Cotter, Patrick Cotter Architect Inc.
10288, 10296 and Portion of 10320 - 133 Street

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

"That Development Permit No. 7906-0520-00 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. 16622 under Item H.7 .

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Permit No. 7906-0520-00 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.R10-612

Carried

- (b) **Development Permit No. 7906-0337-00**
Cascade Creek Development Corporation, Inc. No. 0759192,
Isle of Mann Capital Corporation
James Pernu, McElhanney Consulting Services Ltd.
19295 and 19299 - 72 Avenue

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

"That Development Permit No. 7906-0337-00 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. 16712 under Item H.13.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Permit No. 7906-0337-00 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.R10-613

Carried

- (c) **Development Permit No. 7909-0121-00**
Tiffany Restaurant Ltd., Inc. No. BCo588309
Curtis Moyen, Tapwood Holdings Ltd.
 3140 King George Highway

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

"That Development Permit No. 79099-0121-00 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. 17084 under Item H.10.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Permit No. 7909-0121-00
 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.R10-614

Carried with Councillors Hunt and Councillor Villeneuve against.

- (d) **Development Permit No. 7906-0476-00**
Phoenix Star Enterprises Limited, Inc. No. 0768562
Maciej Dembek, Barnett Dembek Architects Inc.
 2627, 2639 and 2667 - 160 Street

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

"That Development Permit No. 7906-0476-00 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. 16578 under Item H.12.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Development Permit No. 7906-0476-00
 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.R10-615

Carried

- (e) **Development Permit No. 7906-0389-00**
Surelok Fleetwood Development Ltd., Inc. No. 0745183
Dave Boswell of Focus Architecture Inc.
 8277 - 161 Street

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

"That Development Permit No. 7906-0389-00 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. 16960 under Item H.14.

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That Development Permit No. 7906-0389-00
 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.R10-616

Carried

- (f) **Development Permit No. 7909-0190-00**
Alpenglow Development Ltd., Inc. No. 733193
Peter Lovick, PJ Lovick Architect
 12808 King George Boulevard

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

"That Development Permit No. 7909-0190-00 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. 17123 under Item H.5.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Permit No. 7909-0190-00
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.R10-617 Carried

J. OTHER BUSINESS

1. Land Use Contracts

Councillor Bose expressed his concern for Land Use Contracts (LUCs) preventing
Council from amending its zoning provisions and how this limitation came be
overcome.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council instruct staff to study options
that the City could consider in relation to providing Council with the prerogative
to make changes to a Land Use Contract without the consent of the owners of the
properties covered by the Land Use Contract and provide a report to Council
complete with recommendations on the matter.

RES.R10-618 Carried


K. ADJOURNMENT

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Regular Council - Land Use meeting
do now adjourn.


RES.R10-619 Carried

The Regular Council- Land Use meeting adjourned at 5:52 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts