

**Present:**

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

**Absent:**

Councillor Rasode

**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, Human Resources  
Manager, Financial Services  
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****NEWTON**

1. **7910-0078-00**  
12025 Nordel Way  
Rajinder Mann / 0701115 B.C. Ltd., Inc. No. 0701115  
**Director Information:** Sarwan Hundal / Rajinder Singh Mann  
**Officer Information as at July 30, 2008**  
Sarwan Hundal (President) / Rajinder S. Mann (Secretary)  
Amend CD By-law No. 16342  
*in order to increase the permitted floor area for an existing banquet hall and to add a  
childcare centre as a permitted use.*

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

It was

Moved by Councillor Steele  
Seconded by Councillor Hepner  
That:

1. a By-law be introduced to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16342" and a date be set for Public Hearing.

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

- (a) registration of a Section 219 Restrictive Covenant to prohibit the hours of operation of the banquet hall during 6:00 a.m. to 6:00 p.m. on Monday to Friday and from 6:00 a.m. to 3:00 p.m. on Saturdays.

RES.R10-932

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

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

Amendment By-law, 2007, No. 16342 Amendment By-law, 2010, No. 17184" pass its first reading.

RES.R10-933

Carried

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

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

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

Amendment By-law, 2007, No. 16342 Amendment By-law, 2010, No. 17184" pass its second reading.

RES.R10-934

Carried

It was then

Moved by Councillor Hepner

Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16342 Amendment By-law, 2010, No. 17184" be held at the City Hall on June 21, 2010, at 7:00 p.m.

RES.R10-935

Carried

## SOUTH SURREY

2. **7910-0096-00**

**15715 Croydon Drive**

**Art Phillips (Morgan Crossing Properties Ltd.) / Morgan Crossing Properties Ltd., Inc. No. BCo742937**

Development Permit

*in order to permit the development of a 516 square metre (5,500 sq. ft.) free-standing restaurant within the Morgan Crossing Lifestyle 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 Gill  
 That Council approve the attached

Development Permit No. 7910-0096-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R10-936

Carried

Mayor Watts requested staff to confirm with the applicant that there is no intent for a drive thru on the subject site.

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

3. **7909-0107-00**  
**16850 - 66 Avenue**  
**Kirk Fisher, Lark Group / Czorny Alzheimer Centre Society, Inc. No. S47939**  
 Development Permit  
*in order to permit the development of Phase 2 of an existing care facility for persons with Alzheimer's/Dementia.*

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

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

1. Council authorize staff to draft Development Permit No. 7909-0107-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R10-937

CarriedFLEETWOOD/GUILDFORD

4. **7905-0184-00**  
**8820 – 168 Street**  
**Gobind Marg Charitable Trust, c/o Mr. Prabhdev (Dave) Khera /**  
**Gobind Marg Charitable Trust Society, Inc. No. 48549**  
Rezoning from A-1 to CD (based on PA-2) / Heritage Revitalization Agreement  
*in order to permit a private school to operate in the existing buildings on the subject property, including the historic, former Tynehead Elementary School building.*

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Martin  
That:

1. 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 for Public Hearing be set.
2. a By-law be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement for the protection and maintenance of the heritage elements of the "West Wing" of the former Tynehead Elementary School building (Appendix IX).
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 road dedication plan 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; and
  - (e) resolution of the unauthorized tree removal to the satisfaction of the General Manager, Planning & Development.

RES.R10-938

Carried

RES.R10-939 It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17185" pass its first reading.  
Carried

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

RES.R10-940 It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17185" pass its second reading.  
Carried

RES.R10-941 It was then Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17185" be held at the City  
Hall on June 21, 2010, at 7:00 p.m.  
Carried

RES.R10-942 It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Heritage Revitalization  
Agreement By-law, 2010, No. 17186" pass its first reading.  
Carried

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

RES.R10-943 It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Heritage Revitalization  
Agreement By-law, 2010, No. 17186" pass its second reading.  
Carried

5. **7909-0223-00**  
**15909 and 15939 – 98 Avenue; 15906 and 15940 – 99 Avenue**  
**H.Y. Engineering Ltd. / Rakinder Singh Sidhu, Donny Dewinder Singh Gill**  
**and Robyn Rovinder Kaur Gill, Virendra Kumar Sharma and**  
**Lalita Devi Sharma, Lakhbir Kaur Sidhu**  
Development Variance Permit  
*in order to reduce the side yard setback for two proposed lots and to reduce the  
engineering works and services for a portion of 159 Street.*

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 Development Variance  
 Permit No. 7909-0223-00, (Appendix IV) varying the following, to proceed to  
 Public Notification:

- (a) to reduce the minimum side yard setback on a flanking street of the RF Zone from 3.6 metres (12 ft.) to 1.8 metres (6 ft.) for proposed Lots 110 and 111; and
- (b) to vary the requirement of the Subdivision & Development By-law to provide certain works and services for the east portion of the adjoining 159 Street.

RES.R10-944

CarriedNEWTON

6. **7910-0103-00**  
**6111 and 6137 - 145 Street**  
**Paul Gill / Amritpal Singh Gill, Jagdeep Kaur Gill, Mohinder Singh Samra, Amrit Singh Gill, Jagdeep Kaur Gill, Mohinder Kaur Samra and Parvinder Kaur Samra, Amritpal Singh Gill, Jagdeep Kaur Gill, Mohinder Singh Samra, Amrit Singh Gill, Jagdeep Kaur Gill, Mohinder Kaur Samra and Parvinder Kaur Samra**  
 Development Variance Permit  
*in order to allow side-by-side two-car garages on RF-12 lots measuring less than 13.4 metres (44 ft.).*

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

Mr. Jaspreet Gill spoke on behalf of the applicants of this Development Variance Permit (DVP). He stated that their original proposal was approved with an 8.5 m dedication to 61A Avenue. They were then informed that it changed and that they were required to provide a 10.5 m dedication which meant that lots 4 & 5 were narrowed and subsequently would require a DVP to reduce setbacks and lot coverage to accommodate the double garages. Tandem garages will not blend in the neighbourhood and an attractive streetscape is needed. Mr. Gill asked why there are differing setback requirements between schools and residences.

A discussion ensued regarding this application and following are comments:

- Staff was questioned as to why the school board only dedicates 6 m yet a residential developer is required to dedicate 11 m on a half road.
- The variance was allowed on the premise of the previous decisions to allow the school board the smaller road right of way, therefore it precipitated this problem for the applicant.
- The staff recommendation for denial was based on the rationale that this would set the precedent throughout the city and create a problem.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council approve Development Variance  
 Permit No. 7910-0103-00 varying the following on two subject lots (Lots 4 and 5) to  
 proceed to Public Notification:

- Relax Part 17A (RF-12) Section H.6 Off-Street Parking, to allow a lot less than 13.4 metres (44 ft.) wide to have a double garage with a maximum width of 5.5 metres (18 ft.) to accommodate two vehicles parked side-by-side.

RES.R10-945

Carried with Councillor Bose against.

7. **7909-0205-00**  
**14934 - 68A Avenue and Portion of Lane**  
**Mike Helle, Coastland Engineering & Surveying Ltd. /**  
**Parminder Kaur Bhumber and Dilbarjit Singh Bhumber**  
 Rezoning from RA to RF  
*in order to allow subdivision into 3 single family 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 the subject property at 14934 - 68A Avenue and the portion of lane to be closed and consolidated with the site, as shown in Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of 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;
  - (e) completion of the lane closure process, and purchase consolidation of this land with the subject lands to achieve subdivision; and
  - (f) the applicant address the shortfall in tree replacement.

- RES.R10-946 Carried
- It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17187" pass its first reading.
- RES.R10-947 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. 17187" pass its second reading.
- RES.R10-948 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. 17187" be held at the City  
Hall on June 21, 2010, at 7:00 p.m.
- RES.R10-949 Carried

### SOUTH SURREY

8. **7910-0014-00**  
**3685 and 3695 – 152 Street**  
**Colin Hogan, Focus Architecture Inc. / Barber Creek Properties Ltd.,**  
**Inc. No. 766198**  
OCP amendment for a portion of the site from Urban to Multiple Residential  
NCP amendment for a portion of the site from Cluster Housing to  
Garden Apartment / Rezoning from RA and A-1 to CD and RF  
Development Permit  
*in order to permit the development of an apartment complex consisting of five,*  
*3-storey buildings containing 201 residential units.*
- The General Manager, Planning & Development was recommending approval of  
the recommendations outlined in his report.
- It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That:
1. Council file By-law Nos. 16605, 16606A and 16606B.
  2. a By-law be introduced to amend the OCP by redesignating the portions of  
the subject site defined as "Block A" and "Block B" on the survey plan  
attached in Appendix I from "Urban" to "Multiple Residential" 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 portion of the property at 3695 - 152 Street defined as "Block A" on the survey plan attached in Appendix I from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and the portion of the property at 3685 - 152 Street defined as "Block B" on the survey plan attached in Appendix I from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. a By-law be introduced to rezone the portion of the property at 3695 - 152 Street defined as "Block C" on the survey plan attached in Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and the portion of the property at 3685 - 152 Street defined as "Block D" on the survey plan attached in Appendix I from "General Agricultural Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7910-0014-00 in accordance with the attached drawings (Appendix II).
7. 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) final approval from the Ministry of Transportation and Infrastructure;
  - (d) input from Senior Government Environmental Agencies;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (g) resolution of all architectural and urban design issues to the satisfaction of the Planning and Development Department;

- (h) the applicant address geotechnical requirements to the satisfaction of the Building and Engineering Departments;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Statutory Right-of-Way for public access to the proposed perimeter walkway around the site;
- (k) registration of a Section 219 Restrictive Covenant for "no build" over the 10.0 metre (33 ft.) wide riparian setback area; and
- (l) registration of a Section 219 Restrictive Covenant requiring triple glazed windows for all units in proposed Buildings 3 and 4 that are facing agricultural designated land and advising future owners of adjacent agricultural operations.

8. Council pass a resolution to amend the Rosemary Heights West Neighbourhood Concept Plan to redesignate a portion of the land from "Cluster Housing" to "Garden Apartment" when the project is considered for final adoption (Appendix VIII).

RES.R10-950

Carried

It was

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

By-law, 1996, No. 12900, No. 208 Amendment By-law, 2008, No. 16605" be filed.

RES.R10-951

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2008, No. 16606A" be filed.

RES.R10-952

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2008, No. 16606B" be filed.

RES.R10-953

Carried

It was

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

By-law, 1996, No. 12900, No. 263 Amendment By-law 2010, No. 17188" pass its first reading.

RES.R10-954

Carried

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

- It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 263 Amendment By-law 2010, No. 17188" pass its  
second reading.  
RES.R10-955 Carried
- It was then Moved by Councillor Martin  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 263 Amendment By-law 2010,  
No. 17188" be held at the City Hall on June 21, 2010, at 7:00 p.m.  
RES.R10-956 Carried
- It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17189" pass its first reading.  
RES.R10-957 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17189" pass its second reading.  
RES.R10-958 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. 17189" be held at the City  
Hall on June 21, 2010, at 7:00 p.m.  
RES.R10-959 Carried
- It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2010, No. 17190" pass its first reading.  
RES.R10-960 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2010, No. 17190" pass its second reading.  
RES.R10-961 Carried

It was then Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law 2010, No. 17190" be held at the City  
 Hall on June 21, 2010, at 7:00 p.m.  
 RES.R10-962 Carried

9. **7906-0294-00**  
**14555 - 32 Avenue**  
**Roger Jawanda, CitiWest Consulting Ltd. / Vugranam Chakravarthy**  
**Venkatesh and Jayashree Vugranam Venkatesh**  
 Rezoning from RA to RH-G / Development Variance Permit  
*in order to allow subdivision into five half-acre gross density single family lots.*  
*DVP to relax lot widths and setbacks.*

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

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0294-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northerly setback of the RH-G Zone from 3.0 metres (10 ft.) to 1.8 metres (6 ft.) on Lot 5;
  - (b) to reduce the minimum easterly setback of the RH-G Zone from 3.0 metres (10 ft.) to 2 metres (7 ft.) on Lot 1 to accommodate the retained house;
  - (c) to reduce the minimum lot width of the RH-G Zone from 30 metres (100 ft.) to 27 metres (89 ft.) on Lot 1; and
  - (d) to reduce the minimum lot width of the RH-G Zone from 30 metres (100 ft.) to 22 metres (75 ft.) on Lot 2.
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) approval from the Ministry of Transportation and Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (f) completion of purchase of portion of City Park lot at 3294 - 145 Street for the purpose of completing the proposed cul-de-sac on 32B Avenue;
- (g) registration of a Section 219 Restrictive Covenant and submission of a landscaping plan, landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect, and submission of financial securities to ensure construction of a 10 metre (30 ft.) landscape buffer and split-rail fence in accordance with the Semiahmoo Trail Design Guidelines;
- (h) registration of a separate Building Design Guidelines for Lots 3 and 5 along the Semiahmoo Trail, including heritage design considerations to the satisfaction of the City;
- (i) registration of a Section 219 Restrictive Covenant to ensure tree retention;
- (j) registration of a Section 219 No Build Restrictive Covenant on Lot 5 to ensure a 7.5 metre (25 ft.) setback on the south property line to provide an adequate functional yard; and
- (k) the applicant address the shortfall in tree replacement.

4. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the southerly portion of the site from "One-Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

RES.R10-963

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

Amendment By-law, 2010, No. 17191" pass its first reading.

RES.R10-964

Carried

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

- RES.R10-965
- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17191" pass its second reading.  
Carried
- RES.R10-966
- 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. 17191" be held at the City  
Hall on June 21, 2010, at 7:00 p.m.  
Carried

### SURREY CITY CENTRE/WHALLEY

10. 7906-0301-00  
13111 King George Boulevard, Portion of 13140 - 113B Avenue  
and Portions of 131 Street and 113A Avenue  
Wojciech Grzybowicz, WG Architecture / NSD Holdings Ltd., Inc. No. 423148,  
AHW 9009 Holdings Ltd., Inc. No. 576403  
~~648744 B.C. Ltd., Inc. No. 648744~~  
Director Information: Sohan S. Dhesa / Nahar S. Dhesa  
Officer Information as at May 31, 2009:  
Sohan S. Dhesa (Secretary) / Nahar S. Dhesa (President)  
City of Surrey  
OCP Amendment from Urban to Multiple Residential  
Rezoning from RF to CD (based on RM-30)  
Development Permit  
*in order to permit the development of approximately 68 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 Urban to Multiple Residential.
  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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

- 4. Council authorize staff to draft Development Permit No. 7906-0301-00 in accordance with the attached drawings (Appendix III).
- 5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) completion of the road closure and acquisition of portions of 131 Street and 113A Avenue with the Realty Services Division;
  - (g) the applicant to address the concern that the proposed development will place additional pressure on existing parks facilities, to the satisfaction of the General Manager, Parks, Recreation & Culture;
  - (h) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the enclosed parking spaces into livable space;
  - (i) registration of a statutory right-of-way for public passage along the west property line to allow for pedestrian connection to the future public walkway;
  - (j) registration of statutory right-of-way for public passage within private land to the east of the proposed public lane, to allow for access to the developable area to the east and southeast.

RES.R10-967

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 264 Amendment By-law 2010, No. 17192" pass its first reading.

RES.R10-968

Carried

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

- RES.R10-969 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 264 Amendment By-law 2010, No. 17192" pass its  
second reading.  
Carried
- RES.R10-970 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 264 Amendment By-law 2010,  
No. 17192" be held at the City Hall on June 21, 2010, at 7:00 p.m.  
Carried
- RES.R10-971 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17193" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R10-972 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17193" pass its second reading.  
Carried
- RES.R10-973 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. 17193" be held at the City  
Hall on June 21, 2010, at 7:00 p.m.  
Carried

**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

11. **7909-0181-00**  
**18725 - 64 Avenue**  
**Jeff Skinner, Mosaic Avenue Development Ltd. / 2561 Baptist Holdings Ltd.,**  
**Inc. No. 759879**  
OCP Amendment from 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 approximately 145 townhouse units.*



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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential 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 reduce the amount of required indoor amenity space from 435 square metres (4,682 sq.ft.) to 324 square metres (3,488 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7909-0181-00 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a revised landscaping plan to the satisfaction of the City Landscape Architect;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant to prohibit conversion of tandem parking spaces into liveable space;
  - (f) registration of reciprocal access easements over the two proposed lots;

- (g) registration of joint agreements between the properties for access to the indoor and outdoor common amenity space;
- (h) registration of statutory rights-of-way for public rights of passage along the proposed north-south walkway and the east-west walkway, which bisect the site; and
- (i) the applicant adequately address the impact of reduced indoor amenity space.

7. Council pass a resolution to amend the North Cloverdale East Neighbourhood Concept Plan to redesignate the site from "Townhouse/Cluster 8-15 upa" to "Townhouse/Cluster 30 upa " when the project is considered for final adoption.

RES.R10-974 Carried with Councillor Villeneuve and Councillor Martin against.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 265 Amendment By-law, 2010, No.17196" pass its first reading.

RES.R10-975 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 265 Amendment By-law, 2010, No.17196" pass its second reading.

RES.R10-976 Carried

It was then Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Official Community Plan By-law, 1996, No. 12900, No. 265 Amendment By-law, 2010, No.17196" be held at the City Hall on June 21, 2010, at 7:00 p.m.

RES.R10-977 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17197" pass its first reading.

RES.R10-978 Carried

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

- |             |  |  |
|-------------|--|--|
| RES.R10-979 | <p>It was<br/>Amendment By-law, 2010, No. 17197"</p>   | <p>Moved by Councillor Hunt<br/>Seconded by Councillor Gill<br/>That "Surrey Zoning By-law, 1993, No. 12000,<br/>pass its second reading.<br/><u>Carried</u></p> |
| RES.R10-980 | <p>It was then<br/>By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17197" be held at the City<br/>Hall on June 21, 2010, at 7:00 p.m.</p> | <p>Moved by Councillor Hunt<br/>Seconded by Councillor Gill<br/>That the Public Hearing on "Surrey Zoning<br/><u>Carried</u></p>                                 |

**NEWTON**

12. **7909-0213-00**  
**14970 - 68A Avenue and Portion of Lane**  
**Mike Helle, Coastland Engineering & Surveying Ltd. / Gurcharan Singh**  
**Sekhon and Mandeep Singh Biran and Kanwar Singh Brar**  
 Rezoning from RA to RF  
*in order to allow subdivision into 3 single family lots.*

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

- |        |   |
|--------|---|
| It was | <p>Moved by Councillor Hunt<br/>Seconded by Councillor Hepner<br/>That:</p> |
|--------|---|
1. a By-law be introduced to rezone the subject property at 14970 - 68A Avenue and the portion of lane to be closed and consolidated with the site, as shown in Appendix I from "One-Acre Residential Zone (RA)" (By-law no. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
  2. Council instruct staff to resolve the following issues prior to final adoption:
    - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
    - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
    - (c) submission of 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;

- (e) completion of the lane closure process, and purchase consolidation of this land with the subject lands to achieve subdivision; and
- (f) the applicant address the shortfall in tree replacement.
- RES.R10-981 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2010, No. 17194" pass its first reading.

RES.R10-982 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2010, No. 17194" pass its second reading.

RES.R10-983 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law 2010, No. 17194" be held at the City  
Hall on June 21, 2010, at 7:00 p.m.

RES.R10-984 Carried

Councillor Hunt suggested that staff confirm that there is a neighbourhood consensus to close the lane adjacent to the subject site.

13. **7910-0068-00**  
**14758 - 57 Avenue; 5656, 5668, 5680 and 5698 - 147 Street;**  
**14737 and 14746 - 56B Avenue; 14728, 14736, 14742, 14755 and**  
**14756, - 56A Avenue**  
**Roger Jawanda, CitiWest Consulting Ltd. / Manjit Kaur Sahota,**  
**A. Walia Enterprises Inc., Inc. No. 485432 / Jasbir Singh Luddu and**  
**Sandesh Luddu**  
Amend CD By-law No. 15909  
Restrictive Covenant Amendment to accommodate changes to the Building Scheme  
Development Variance Permit to allow increased fence height along Highway No. 10  
*in order to increase the maximum allowable floor area of the houses from 307 square metres (3,300 sq.ft.) to 360 square metres (3,875 sq.ft.) and a maximum floor area ratio of 0.32.*

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

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

1. a By-law be introduced to amend "Comprehensive Development Zone (CD)" (By-law No. 15909) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7910-0068-00 (Appendix X) varying the following to proceed to Public Notification:
  - (a) to vary the maximum fence height from a maximum of 1.8 metres (6 ft.) to 3 metres (10 ft.) in the General Provisions of the Zoning By-law.
3. Council approve amendments to the Building Scheme as discussed in the report, except those relating to Lot 5.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) registration of the revised Building Scheme;
  - (b) discharge of Section 219 Restrictive Covenant for a 10 metre (33 ft.) landscaping buffer; and
  - (c) security for the installation of the sound attenuation fence along Highway No. 10.

RES.R10-985

Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law 2006, No. 15909, Amendment By-law 2010, No. 17195" pass its  
 first reading.

RES.R10-986

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 2006, No. 15909, Amendment By-law 2010, No. 17195" pass its  
 second reading.

RES.R10-987

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 2006, No. 15909, Amendment By-law  
2010, No. 17195" be held at the City Hall on June 21, 2010, at 7:00 p.m.  
RES.R10-988 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, 1979, No. 5942, Amendment By-law, 1990, No. 10775"  
5689-0682-00 - Bill's Landscaping Ltd. and Moonlight Building Maintenance Ltd.,  
c/o Wm. Rhone, Architect  
R-F to P-P(2) - 13845 - 96 Avenue - to permit a 95-room, 97-bed personal  
care facility.

Approved by Council: December 10, 1990

**Note:** The Development Variance Permit No. 6989-0682-00 and Development  
Permit No. 6789-0682-00 are no longer applicable.

- \* Planning & Development advise that (see memorandum dated May 27, 2010 in  
by-law back-up) By-law No. 10775 should be filed as the application has been  
inactive for 10 years. A registered letter (copy attached) was sent to the current  
owner on October 30, 2009 advising that unless outstanding requirements were  
addressed within 30 days, the file would be closed. The original owners verbally  
advised Planning & Development that they do not wish to proceed with the  
development.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1979, No. 5942,  
Amendment By-law, 1990, No. 10775" be filed.  
Carried

RES.R10-989

2. "Surrey Land Use Contract No. 29 Authorization By-law, 1974, No. 4375, Partial Discharge By-law, 2007, No. 16287"  
7906-0191-00 - Pritpal Randhawa, c/o Tina Randhawa  
To discharge Land Use Contract No. 29 from the property located at  
8860 - 127 Street to allow the underlying "Single Family Residential Zone (RF)" to  
come in to effect.

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16288

**Note:** The Development Variance Permit No. 7906-0191-00 approved by Council  
on March 12, 2007 R07-961 is no longer applicable.

- \* Planning & Development advise that (see memorandum dated June 2, 2010 in  
by-law back-up) By-law No. 16287 and 16288 should be filed as the application has  
been inactive for 3 years. A registered letter was sent to the applicant on August  
24, 2009, advising that unless outstanding requirements were addressed within  
30 days, the file would be closed.

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Land Use Contract No. 29  
Authorization By-law, 1974, No. 4375, Partial Discharge By-law, 2007, No. 16287" be  
filed.

RES.R10-990

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16288"  
7906-0191-00 - Pritpal Randhawa, c/o Tina Randhawa  
RF to CCR (BL 12000) - 8860 - 127 Street - to permit the development of a  
childcare centre, within a single family dwelling for a maximum of  
25 children.

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16287.

It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16288" be filed.

RES.R10-991

Carried

FINAL ADOPTIONS

- 4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 240 Amendment By-law, 2009, No. 16928"  
7908-0238-00 - Manmohan and Narinderpal Sidhu, c/o Aplin & Martin Consultants Ltd. (Sandi Drew)  
To authorize the redesignation of the property located at 5834 - 124A Street from Suburban (SUB) to Urban (URB).

Approved by Council: April 20, 2009

This by-law is proceeding in conjunction with By-law 16929.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 240 Amendment By-law, 2009, No. 16928" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-992

Carried

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16929"  
7908-0238-00 - Manmohan and Narinderpal Sidhu, c/o Aplin & Martin Consultants Ltd. (Eric Aderneck)  
RA to RF (BL 12000) - 5834 - 124A Street to allow subdivision into two (2) single family residential lots.

Approved by Council: April 20, 2009

**Note:** At the May 4, 2009 Regular Council-Public Hearing meeting, Council passed the following resolution:

"That issues raised during the presentation from Marie Cooper be referred to staff to report back to Council."

- \* In response, Planning & Development advise (see memorandum dated June 2, 2010 in by-law back up) that the issues raised at the Public Hearing regarding the costs of servicing in the Neighborhood Concept Plan were addressed by Corporate Report R117 received by Council on July 6, 2009.

This by-law is proceeding in conjunction with By-law 16928.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16929" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-993

Carried



- 6. "Surrey Land Use Contract No. 591, Authorization By-law, 1978, No. 5774, Partial Discharge By-law, 2008, No. 16823"  
7908-0006-00 - 0861445 B.C. Ltd., c/o Brian G. Hart & Company Architect  
(Brian Hart)  
To discharge Land Use Contract No. 591 from the property located at 9891 - 140 Street to allow the underlying RF Zone to come into effect.

Approved by Council: November 24, 2008

This by-law is proceeding in conjunction with By-law 16824.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 591, Authorization By-law, 1978, No. 5774, Partial Discharge By-law, 2008, No. 16823" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-994

Carried

- 7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16824"  
7908-0006-00 - 0861445 B.C. Ltd., c/o Brian G. Hart & Company Architect  
(Brian Hart)  
RF to CD (BL 12000) - 9891 - 140 Street to permit the development of a 4-unit townhouse project.

Approved by Council: November 24, 2008

**Note:** See Development Permit No. 7908-0006-00 on the site to be considered for Final approval under Clerk's Report, Item I.1(b)

This by-law is proceeding in conjunction with By-law 16823.

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16824" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-995

Carried

- 8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 234 Amendment By-law, 2008, No. 16865"  
7904-0201-00 - Vesta Properties (Provincetown) Ltd., SSR Enterprises Ltd.,  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
To redesignate the property located at 6890 - 176 Street from Agricultural (AGR) to Urban (URB) and (Suburban).

Approved by Council: December 15, 2008

This by-law is proceeding in conjunction with By-laws 16866A & 16866B.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 234 Amendment By-law, 2008, No. 16865" be finally  
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

RES.R10-996

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16866A"  
 7904-0201-00 - Vesta Properties (Provincetown) Ltd., SSR Enterprises Ltd.,  
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
 A-1 and RF-G to RF-12 and RF-G (BL 12000) - 17745 - 68 Avenue and a  
 Portion of 6890 - 176 Street - to allow subdivision into 15 RF-12 lots and  
 2 RF-G lots.

Approved by Council: December 15, 2008

This by-law is proceeding in conjunction with By-laws 16865 & 16866B.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2008, No. 16866A" be finally adopted, signed by the Mayor  
 and Clerk, and sealed with the Corporate Seal.  
Carried

RES.R10-997

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16866B"  
 7904-0201-00 - Fred Charlton, SSR Enterprises Ltd., c/o Hunter Laird Engineering  
 Ltd. (Clarence Arychuk)  
 A-1 to CD (BL 12000) - Portion of 6890 - 176 Street - to permit subdivision  
 into 7 single family lots and 15 townhouse units and dedication of open  
 space for stream protection.

Approved by Council: December 15, 2008

This by-law is proceeding in conjunction with By-laws 16865 & 16866A.

**Note:** See Development Permit No. 7904-0201-00 on the site to be considered for  
 Final Approval under Clerk's Report, Item I.1(d).

- \* Planning & Development advise that (see memorandum dated June 3, 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.

- \* Planning & Development further advise (see memorandum dated June 4, 2010 in by-law back-up) that it is now in order for Council to pass a resolution amending the North Cloverdale West Neighbourhood Concept Plan to redesignate portions of the land from "Half Acre Cluster (2 upa)" to "Small Lots", "Creek Area" and "Townhouse Cluster (10 upa)", from "Single Family Residential" to "Small Lots" and "Creek Area", from "Townhouse Cluster (10 upa)" to "Creek Area" and to realign 177 Street.

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That Council amend the North Cloverdale West Neighbourhood Concept Plan to redesignate portions of the land from "Half Acre Cluster (2 upa)" to "Small Lots", "Creek Area" and "Townhouse Cluster (10 upa)", from "Single Family Residential" to "Small Lots" and "Creek Area", from "Townhouse Cluster (10 upa)" to "Creek Area" and to realign 177 Street.

RES.R10-998 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16866B" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-999 Carried

- 11. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 246 Amendment By-law, 2009, No. 17014"  
 7909-0061-00 – Pacific New Technologies Corporation,  
 c/o Peter J. Dandyk Architect Inc. (Peter Dandyk)  
 To authorize the redesignation of the property located at 2128 – 152 Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: September 14, 2009

This by-law is proceeding in conjunction with By-law 17015.

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 246 Amendment By-law, 2009, No. 17014" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1000 Carried

- 12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17015"  
 7909-0061-00 – Pacific New Technologies Corporation  
 c/o Peter J. Dandyk Architect Inc. (Peter Dandyk)

RF to CD (BL 12000) - 2128 - 152 Street - to permit a 31-unit, multi-family residential development.

Approved by Council: September 14, 2009

This by-law is proceeding in conjunction with By-law 17014.

Note: See Development Permit No. 7909-0061-00 on the site to be considered for Final Approval under Clerk's Report, Item I.1(c).

\* Planning & Development advise (see memorandum dated June 2, 2010 in by-law back-up) that it is now in order for Council to pass a resolution amending the Semiahmoo Town Centre Plan to redesignate the land from "Townhouses" to "Multiple Residential".

RES.R10-1001 It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That Council amend the Semiahmoo Town Centre Plan to redesignate the land from "Townhouses" to "Multiple Residential"  
Carried

RES.R10-1002 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17015" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

- 13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16629" 7907-0241-00 - Charan S. Khera, c/o Coastland Engineering & Surveying Ltd. (Mr. Mike Helle)  
RA to RF-12 (BL 12000) - 9750 - 160 Street - to allow subdivision into approximately 6 lots.

Approved by Council: April 14, 2008

\* Planning & Development advise that (see memorandum dated June 1, 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 Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2008, No. 16629" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R10-1003 Carried with Councillor Bose against.

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17146"  
 7910-0032-00 - City of Surrey and BC Transportation Financing Authority,  
 c/o Surrey City Development Corporation (Dwight Ecklund)  
 A-1 to CD (BL 12000) - 18899, 19101 - 32 Avenue, 3515, 3733 - 192 Street and  
 19118 - 40 Avenue - to permit future business park development.

Approved by Council: April 12, 2010

**Note:** See Development Permit No. 7910-0032-00 on the site to be considered for  
 Final Approval under Clerk's Report, Item I.1(e).

- \* Planning & Development advise (see memorandum dated June 4, 2010 in by-law  
 back-up) that it is now in order for Council to pass a resolution amending the  
 Campbell Heights Local Area Plan to redesignate the land from "Technology Park"  
 to "Business Park".

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council amend the Campbell Heights  
 Local Area Plan to redesignate the land from "Technology Park" to "Business Park".  
 RES.R10-1004 Carried with Councillor Bose against.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17146" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R10-1005 Carried with Councillor Bose against.

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16994"  
 7908-0019-00 - 0748093 B.C. Ltd., c/o Barnett Dembek Architects Inc.  
 (Maciej Dembek)  
 RA to RM-30 (BL 12000) - 15399 Guildford Drive - to permit the  
 development of approximately 128 townhouse units.

Approved by Council: July 27, 2009

**Note:** See Development Permit 7908-0019-00 on the site to be considered for  
 Final Approval under Clerk's Report, Item I.1(f).

**Note:** At the September 14, 2009 Regular Council-Public Hearing Meeting,  
 Council passed the following resolution:

"That Council request staff to provide a report on a Headwater and Stream Enhancement on the Serpentine River and a Traffic Report be provided to Council to address the issues raised during the Public Hearing process prior to final reading Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16994".

- \* In response, Planning & Development advise (see memorandum dated May 31, 2010 in by-law back up) that the Engineering Department addressed those concerns in Corporate Report No. Ro69 received by Council on April 12, 2010.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16994" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1006

Carried

**I. CLERK'S REPORT**

**1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7910-0055-00  
 Siddoo Kashmir Holdings Ltd.  
 c/o Urban Design Group (Fariba Gharaei)  
 7956 - 120 Street**

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Development Permit No. 7910-0055-00 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.R10-1007

Carried

- (b) **Development Permit No. 7908-0006-00  
 o861445 BC Ltd.  
 c/o Brian G. Hart  
 9891 - 140 Street**

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

Note: See By-law No. 16824 under Item H.7.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Development Permit No. 7908-0006-00  
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.R10-1008

Carried

- (c) **Development Permit No. 7909-0061-00**  
**Pacific New Technologies Corporation., Inc. No. BCo703021**  
**Peter Dandyk, Peter J. Dandyk Architect Inc.**  
2128 - 152 Street

Note: See By-law No. 17015 under Item H.12.

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Development Permit No. 7909-0061-00  
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.R10-1009

Carried

- (d) **Development Permit No. 7904-0201-00**  
**Vesta Properties Ltd.**  
**SSR Enterprises Ltd.**  
**Clarence Arychuk, Hunter Laird Engineering Ltd.**  
6890 - 176 Street and 17745 - 68 Avenue

Note: See By-law Nos. 16866B under Item H.10.

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Development Permit No. 7904-0201-00  
 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.R10-1010

Carried

- (e) **Development Permit No. 7910-0032-00**  
**BC Transportation Financing Authority / City of Surrey**  
**Jim Cox, Surrey City Development Corporation**  
 18899 and 19101 – 32 Avenue; 3515 and 3733 – 192 Street; 19118 – 40 Avenue

**Note:** See By-law Nos. 17146 under Item H.14.

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Development Permit No. 7910-0032-00  
 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.R10-1011

Carried

- (f) **Development Permit No. 7908-0019-00**  
**0748093 B.C. Ltd.**  
**Maciej Dembek, Barnett Dembek Architects Inc.**  
**Director Information:**  
**Patrick Lee / Mary Lee / Gurdev S. Sandhu / Nand K. Sharma**  
**Officer Information: (as at February 7, 2009)**  
**Patrick Lee (President) / Mary Lee (Vice President)**  
**Gurdev Sandhu (Secretary) / Nand Kishore Sharma (Treasurer)**  
 15399 Guildford Drive

**Note:** See By-law Nos. 16994 under Item H.15.

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



It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Development Permit No. 7908-0019-00  
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.R10-1012

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was

Moved by Councillor Martin  
Seconded by Councillor Hepner  
That the Regular Council - Land Use meeting


do now adjourn.


RES.R10-1013

Carried

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

Certified Correct:

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

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