

Present:

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

Absent:

Councillor Martin

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

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

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****NEWTON**

1. **7910-0044-00**
8555 to 8593 - 132 Street
Sandi Drew, Aplin & Martin Consultants Ltd./ Strata Lot Owners
Land Use Contract Amendment
*in order to permit relocation and expansion of a license retail store (liquor store)
within an existing light industrial complex.*

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That a By-law be introduced to amend Land

Use Contract No. 581 and a date for Public Hearing be set.

Carried with Councillor Hunt against.

RES.R10-1071

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Land Use Contract No. 581,
Authorization By-law, 1978, No. 5761 Amendment By-law, 1985, No. 8170,
Amendment By-law, 1995, No. 12732, Amendment By-law, 2010, No. 17198" pass its
first reading.

RES.R10-1072 Carried with Councillor Hunt against.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Land Use Contract No. 581,
Authorization By-law, 1978, No. 5761 Amendment By-law, 1985, No. 8170,
Amendment By-law, 1995, No. 12732, Amendment By-law, 2010, No. 17198" pass its
second reading.

RES.R10-1073 Carried with Councillor Hunt against.

It was then Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Land Use
Contract No. 581, Authorization By-law, 1978, No. 5761 Amendment By-law, 1985,
No. 8170, Amendment By-law, 1995, No. 12732, Amendment By-law, 2010,
No. 17198." be held at the City Hall on Monday, July 12, 2010, at 7:00 p.m.

RES.R10-1074 Carried

SOUTH SURREY

2. **7910-0116-00**
17637 and 17735 - 1 Avenue
Gus Da Roza, G3 Architecture Inc. / P.C.B. Properties Ltd.,
Incorporation No. 78028
Temporary Use Permit
in order to permit the continued use of 2 outdoor patios for the Derby Bar & Grill.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Council approve Temporary Use Permit
No. 7910-0116-00 (Appendix II) to proceed to Public Notification.

RES.R10-1075 Carried with Councillor Hunt against.

SURREY CITY CENTRE/WHALLEY

3. **7910-0127-00**
9093 King George Boulevard
Ankenman & Associates / Outside Investments Ltd., Inc. No. 204692
 Development Variance Permit
in order to vary the flanking side yard (east) setback to permit the development of a neighbourhood commercial complex.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That Council approve Development Variance Permit No. 7910-0127-00, (Appendix IV) to proceed to Public Notification to reduce the minimum flanking side yard (east) setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for a second floor balcony and supporting columns.
Carried

RES.R10-1076

4. **7910-0074-00**
10692 Scott Road
H.Y. Engineering Ltd., c/o Lorie Richards /
Mander Holdings Ltd., Inc. No. 870467
 OCP Text Amendment / Temporary Industrial Use Permit
in order to allow truck parking for a period not to exceed two years.

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

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

1. Council introduce a By-law to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7910-0074-00 (Appendix IV) to proceed to Public Notification.

4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and;
 - (b) completion of all requirements identified for the Pre-Servicing Approval Stage (Appendix VII).

5. Council direct staff to bring forward this application 5 months from the date of approval to proceed (i.e. first Council meeting after November 21, 2010) for consideration of filing, if the conditions have not been adequately fulfilled by the applicant.

RES.R10-1077

Carried

It was

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

By-law, 1996, No. 12900, Text No. 103 Amendment By-law 2010, No. 17199" pass its first reading.

RES.R10-1078

Carried

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

It was

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

By-law, 1996, No. 12900, Text No. 103 Amendment By-law 2010, No. 17199" pass its second reading.

RES.R10-1079

Carried

It was then

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

Community Plan By-law, 1996, No. 12900, Text No. 103 Amendment By-law 2010, No. 17199" be held at the City Hall on Monday, July 12, 2010, at 7:00 p.m.

RES.R10-1080

Carried

RESIDENTIAL/INSTITUTIONALNEWTON

5. 7906-0376-00
 6976 and 7000 - 120 Street
 Maciej Dembek, Barnett Dembeck Architects Inc. /
 0757300 B.C. Ltd., Inc. No. 0757300
Director Information: Bhajan Atwal, Amandeep Kaur Dhaliwal,
 Sarwin Singh Dhaliwal, Ravi Gill, Jagjeet Singh Sahi, Manjeet Saran,
 Taranjit Saran, Harpal Singh Sohi and Inderpal Toor
Officer Information: (as at May 10, 2009)
 Sarwan Singh Dhaliwal (President), Bhajan Atwal (Secretary)
 OCP Amendment from Commercial and Urban to Multiple Residential
 and Commercial / Rezoning from RA to CD (based on RM-30, C-4 and C-15)/
 Development Permit
*in order to permit the development of two townhouse projects comprising a total of
 48 units, a four-storey mixed-use building with commercial at the ground floor and
 29 apartment units above and a two-storey mixed-use building with commercial at
 the ground floor and one apartment unit above.*

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from "Commercial" and "Urban" to "Multiple Residential" and "Commercial" (Appendix VI) 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 portions of the subject site (Site A) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix VIII) and a date be set for Public Hearing.
4. a By-law be introduced to rezone portions of the subject site (Site B) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix IX) and a date be set for Public Hearing.

5. a By-law be introduced to rezone portions of the subject site (Site C) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix X) and a date be set for Public Hearing.
6. a By-law be introduced to rezone portions of the subject site (Site D) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix XI) and a date be set for Public Hearing.
7. Council approve the applicant's request to reduce the amount of required indoor amenity space from 87 square metres (936 sq. ft.) to 78 square metres (840 sq. ft.) for Site B.
8. Council approve the applicant's request to reduce the amount of required indoor amenity space from 66 square metres (710 sq. ft.) to 46 square metres (500 sq. ft.) for Site C.
9. Council approve the applicant's request to reduce the amount of required indoor amenity space from 78 square metres (840 sq. ft.) to 0 square metre (0 sq. ft.) for Site D.
10. Council approve the applicant's request to reduce the amount of outdoor amenity space required from 87 square metres (936 sq. ft.) to 45 square metres (484 sq. ft.) for Site B.
11. Council authorize staff to draft Development Permit No. 7906-0376-00 in accordance with the attached drawings (Appendix II).
12. 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, arbourist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) the applicant adequately address the impact of reduced indoor amenity space for Sites B, C, and D;

- (f) the applicant adequately address the impact of reduced outdoor amenity space for Site B; and
- (g) the applicant provide an access easement for the proposed townhouse development on the south side of 70 Avenue (Site D) to access the indoor amenity building on the north side of 70 Avenue (Site C).

13. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from "Commercial", "Parks & Open Spaces" and "Townhouses 8-15 upa" to "Mixed Use (Commercial-Residential)" and "Townhouses 20 upa" when the project is considered for final adoption (Appendix VII).

RES.R10-1081

Carried

It was

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

By-law, 1996, No. 12900, No. 266 Amendment By law 2010, No. 17200" pass its first reading.

RES.R10-1082

Carried

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

It was

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

By-law, 1996, No. 12900, No. 266 Amendment By law 2010, No. 17200" pass its second reading.

RES.R10-1083

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 266 Amendment By law 2010, No. 17200" be held at the City Hall on Monday, July 12, 2010, at 7:00 p.m.

RES.R10-1084

Carried

It was

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

Amendment By-law, 2010, No. 17201" pass its first reading.

RES.R10-1085

Carried

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

RES.R10-1086 It was Moved by Councillor Gill
Seconded by Councillor Steele
That " Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17201" pass its second reading.
Carried

RES.R10-1087 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. 17201" be held at the City
Hall on Monday, July 12, 2010, at 7:00 p.m.
Carried

RES.R10-1088 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17202" pass its first reading.
Carried

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

RES.R10-1089 It was Moved by Councillor Gill
Seconded by Councillor Steele
That " Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17202" pass its second reading.
Carried

RES.R10-1090 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. 17202" be held at the City
Hall on Monday, July 12, 2010, at 7:00 p.m.
Carried

RES.R10-1091 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17203" pass its first reading.
Carried

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

RES.R10-1092 It was Moved by Councillor Gill
Seconded by Councillor Steele
That " Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17203" pass its second reading.
Carried

- RES.R10-1093 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. 17203" be held at the City
Hall on Monday, July 12, 2010, at 7:00 p.m.
Carried
- RES.R10-1094 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17204" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R10-1095 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17204" pass its second reading.
Carried
- RES.R10-1096 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. 17204" be held at the City
Hall on Monday, July 12, 2010, at 7:00 p.m.
Carried

6. **7909-0262-00**
13253 - 62 Avenue
Avnash Banwait, Mainland Engineering Corp. / Tejinder Singh Brar /
Balwinder Kaur Grewal
Rezoning from RA to RF-12
in order to allow subdivision into four (4) single family lots.

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

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing outbuildings and structures to the satisfaction of the Planning & Development Department;
 - (f) registration of a Section 219 Restrictive Covenant and submission of financial securities to ensure the completion of appropriate improvements and upgrades to the existing dwelling;
 - (g) completion of agreement with adjacent property owners to achieve ultimate subdivision of the lands.

RES.R10-1097

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17205"

RES.R10-1098

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That " Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17205"

RES.R10-1099

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17205" be held at the City
 Hall on Monday, July 12, 2010, at 7:00 p.m.

RES.R10-1100

Carried

7. **7910-0131-00**
5916 and 5928 – 126 Street
Paramjit Singh Sanghera / Gurnam Singh Ahluwalia and Jaswant Kaur Ahluwalia / Shindo Kaur Sanghera / Harpinder Kaur Sanghera / Rajwant Kaur Sanghera / Navdeep Pal Kaur Sanghera / Amrik Singh Sanghera
 Development Variance Permit
in order to reduce the front yard setback requirement for two (2) proposed single family lots from 7.5 metres (25 ft.) to 6 metres (20 ft.) to allow tree retention.

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

It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That Council approve Development Variance Permit No. 7910-0131-00, (Appendix III) to proceed to Public Notification to reduce the minimum front yard setback of the CD Zone (By-law No. 16907A) for proposed Lots 9 and 10 from 7.5 metres (25 ft.) to 6 metres (20 ft.).

RES.R10-1101

Carried

SOUTH SURREY

8. **7910-0041-00**
2497 – 156 Street
Ted Dawson, Abbot Kinney Lands Ltd. / Estate of Mary Santo
 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 a 20-unit townhouse development.

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multi-Family 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 "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 approve the applicant's request to eliminate the required indoor amenity space from 60 square metres (645 sq. ft.) to 0 square metres (0 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7910-0041-00 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into liveable space;
 - (f) the applicant adequately address the impact of no indoor amenity space; and
 - (g) registration of a reciprocal access easement to provide access to future developments to the North and the South
7. Council pass a resolution to amend the King George Corridor Local Area Plan NCP/Local Area Plan to redesignate the land from Townhouse (15 upa) to Townhouse (27 upa) when the project is considered for final adoption.

RES.R10-1102 Carried
 It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 267 Amendment By law 2010, No. 17206" pass its first
 reading.

RES.R10-1103 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. 267 Amendment By law 2010, No. 17206" pass its
 second reading.

RES.R10-1104 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. 267 Amendment By law 2010,
 No. 17206" be held at the City Hall on Monday, July 12, 2010, at 7:00 p.m.

RES.R10-1105 Carried
 It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17207" pass its first reading.

RES.R10-1106 Carried
 The said By-law was then read for the second time.

RES.R10-1107 Carried
 It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17207" pass its second reading.

RES.R10-1108 Carried
 It was then Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17207" be held at the City
 Hall on Monday, July 12, 2010, at 7:00 p.m.

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

9. 7909-0258-00
15345 - 34 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. /
Ocean Park Developments Ltd.
NCP Amendment from Neighbourhood Commercial to Single Family Small Lot /
Rezoning from CD (By-law No. 14382) to RF-9 and RF-SD
Development Variance Permit to vary the front and rear yard setbacks, building
separation requirements, and definition of "front lot line" and "frontage".
*in order to allow subdivision into 12 single family small lots, including four (4) semi-
detached units, with six (6) units fronting on a park.*

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

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

1. a By-law be introduced to rezone the portion of the subject site shown as Block "A" on Appendix I from "Comprehensive Development Zone (CD)" (By-law No. 14386) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and to rezone the portion of the site shown as Block "B" on Appendix I from "Comprehensive Development Zone (CD)" (By-law No. 14386) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VIII).
2. Council approve Development Variance Permit No. 7909-0258-00 (Appendix IX), varying the following to proceed to Public Notification:
 - (a) to vary the definitions of "front lot line" and "frontage" in Zoning By-law No. 12000 for proposed Lots 7 to 12 to include a lane;
 - (b) to vary the rear yard setback requirements in the RF-9 and RF-SD Zones for Lots 7 to 12 from 6.5 metres (21 ft.) to 6.0 metres (20 ft.);
 - (c) to vary the required separation between the principal building and the accessory building in the RF-9 and RF-SD Zones for Lots 7 to 12 from 6.0 metres (20 ft.) to 2.5 metres (8 ft.); and
 - (d) to vary the required setback for garages in the RF-9 and RF-SD Zones of Lots 7 to 12 in order to allow these lots to front on the park.

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect, including financial securities for an existing tree in the park; and
 - (d) registration of a Section 219 Restrictive Covenants for a party-wall agreements, common roof, common perimeter, drainage system and structural independence for semi-detached units;
 - (e) the applicant acquire the required right-of-way to ensure front access to Lots 7 to 12 fronting the park to the satisfaction of Parks, Recreation & Culture; and
 - (f) the applicant submit an appropriate park interface plan, including pathway and landscaping, as well as financial securities for construction, to the satisfaction of Parks, Recreation & Culture.

4. Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan to redesignate the land from "Commercial" to "Single Family Small Lot" when the project is considered for final adoption.

RES.R10-1109

Carried

It was

Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17208" pass its first reading.

RES.R10-1110

Carried

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

It was

Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17208" pass its second reading.

RES.R10-1111

Carried

<p>It was then</p> <p>By-law, 1993, No. 12000, Amendment Hall on July 12, 2010, at 7:00 p.m.</p> <p>RES.R10-1112</p>	<p>Moved by Councillor Hepner Seconded by Councillor Steele That the Public Hearing on "Surrey Zoning By-law, 2010, No. 17208" be held at the City</p> <p><u>Carried</u></p>
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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. 16397"
7905-0332-00 - Kara Homes Ltd., c/o Brian Hart Company Architect (Brian Hart)
CTA to CD (BL 12000) - 8205 King George Highway - to permit the
development of 32 single family detached residential dwellings on bare
land strata lots.

Approved by Council: May 14, 2007

- * Planning & Development advise that (see memorandum dated June 16, 2010 in
by-law back-up) By-law No. 16397 should be filed as the application has been
inactive for several years. The original owner no longer has a valid interest in the
property. The application for the property has been replaced by a new application
No. 7908-0289-00 by the present owner.

<p>It was</p> <p>Amendment By-law, 2007, No. 16397" be filed.</p> <p>RES.R10-1113</p>	<p>Moved by Councillor Bose Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, By-law, 2010, No. 17208" be held at the City</p> <p><u>Carried</u></p>
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FINAL ADOPTIONS

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16799"
7907-0073-00 - Nanoose Harbour Holdings Ltd., c/o H.Y. Engineering Ltd.
(Theresa Rawle)
RA to RF (BL 12000) - 2969 - 147A Street and 2956 Semiahmoo Trail to
allow subdivision into 7 single family lots.

Approved by Council: October 20, 2008

Note: See Heritage Alteration Permit No. 7907-0073-00 on the site to be considered for Final approval under Clerk's Report, Item I.2(a)

- * Planning & Development advise that (see memorandum dated June 14, 2010 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hepner
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16799" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R10-1114

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16772"
7908-0074-00 - Tejinder Kular, c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)
RA to RF (BL 12000) - 14410 - 89A Avenue - to allow subdivision into
3 single family lots.

Approved by Council: September 29, 2008

- * Planning & Development advise that (see memorandum dated June 7, 2010 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

RES.R10-1115

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16772" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 251 Amendment
By-law, 2009, No. 17043"
7909-0193-00 – Christ for the Nations (Canada) Inc.,
c/o McElhanney Consulting Services Ltd. (Darren Braun)
To authorize the redesignation of a Portion of 19533 – 64 Avenue from
Urban (URB) to Multiple Residential (RM)

Approved by Council: November 16, 2009

This By-law is proceeding in conjunction with By-law 17044.

RES.R10-1116

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 251 Amendment By law, 2009, No. 17043" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17044"
7909-0193-00 – Christ for the Nations (Canada) Inc.,
c/o McElhanney Consulting Services Ltd. (Darren Braun)
PA-2 to CD (BL 12000) – Portion 19533 – 64 Avenue - to permit the
development of a 4-storey apartment building containing approximately
43 units.

Approved by Council: November 16, 2009

This By-law is proceeding in conjunction with By-law 17043.

Note: See Development Permit No. 7909-0193-00 on the site to be considered for
Final Approval under Clerk's Report, Item I.1(a)

- * Planning & Development advise that (see memorandum dated June 17, 2010 in
by-law back-up) that it is now in order for Council to pass a resolution amending
the East Clayton Neighbourhood Concept Plan to redesignate the site from
22-45 upa (High Density) to 30-70 upa (High Density) and to allow for a change in
the road network.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Council amend the East Clayton
 Neighbourhood Concept Plan to redesignate the site from 22-45 upa
 (High Density) to 30-70 upa (High Density) and to allow for a change in the road
 network.

RES.R10-1117 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 17044" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R10-1118 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16714"
 7908-0003-00 - Dean Johnson, Lois Wickert, c/o Hunter Laird Engineering
 (Clarence Arychuk)
 RA to RH (BL 12000) - 13608 - 20 Avenue - to allow subdivision into 3
 suburban half-acre single family lots.

Approved by Council: June 23, 2008

- * Planning & Development advise that (see memorandum dated June 15, 2010 in
 by-law back-up) the building scheme which has been filed with the City Clerk has
 been developed by a Design Consultant based on a character study of the
 surrounding neighbourhood. The building scheme will be registered concurrently
 with the subdivision plan pursuant to Section 220 of the Land Title Act.
 A Section 219 Restrictive Covenant will also be registered to tie the building
 scheme to the land.

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16714" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R10-1119 Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 242 Amendment
 By-law, 2009, No. 16949"
 7907-0175-00 - 685986 B.C. Ltd., c/o Barnett Dembek Architects Inc.
 (Maciej Dembek)
 To authorize the redesignation of the site located at 12045 and 12063 - 64 Avenue
 from Commercial (COM) to Multiple Residential (RM).

Approved by Council: May 25, 2009

This by-law is proceeding in conjunction with By-law 16950.

RES.R10-1120

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 242 Amendment By law, 2009, No. 16949" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16950"
 7907-0175-00 - 685986 B.C. Ltd., c/o Barnett Dembek Architects Inc.
 (Maciej Dembek)
 RA to CD (BL 12000) - 12045 and 12063 - 64 Avenue to permit the
 development of a 95-unit, 4-storey apartment building.

Approved by Council: May 25, 2009

This by-law is proceeding in conjunction with By-law 16949.

Note: See Development Permit No. 7907-0175-00 on the site to be considered for
 Final Approval under Clerk's Report, Item I.1(c)

- * Planning & Development advise that (see memorandum dated June 16, 2010 in
 by-law back-up) following third reading of the By-law, a minor modification was
 identified to Section H. Off-Street Parking as outlined in the memorandum. As a
 result, it is recommended that the By-law be amended accordingly prior to
 proceeding to Final Adoption. Council is advised that the proposed amendment
 does not affect use or density and therefore a new Public Hearing is not required.
- * Planning & Development further advise that it is now in order to pass a resolution
 amending the West Newton Local Area Plan to redesignate the site from
 "Commercial" to "Apartment (60 -70 upa)".

RES.R10-1121

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council rescind Resolution R09-1009 of
 the June 15, 2009 Regular Council-Public Hearing meeting passing Third Reading
 of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16950"
Carried

RES.R10-1122

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend "Surrey Zoning By-law,
 1993, No. 12000, Amendment By-law, 2009, No. 16950" Section 2.H.3 Off-Street
 Parking as reflected in the memorandum in by-law back-up.
Carried

- RES.R10-1123 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16950" pass its third reading as amended.
Carried
- RES.R10-1124 It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend the West Newton Local
Area Plan to redesignate the site from "Commercial" to "Apartment (60 -70 upa)".
Carried
- RES.R10-1125 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16950" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17023"
7908-0058-00 – Newton Square Properties Ltd., c/o Brook & Associates Inc.
(Gary Pooni)
C-8 to CD (BL 12000) - 7093 King George Highway - to permit the
development of a Community Gaming Centre including Bingo and a
maximum of 150 slot machines and redevelopment of the existing
commercial building.

Approved by Council: October 5, 2009

Note: See Development Permit No. 7909-0058-00 on the site to be considered for
Final Approval under Clerk's Report, Item I.1(d)

- * Planning & Development advise (see memorandum dated June 17, 2010 in by-law
back-up) that the Province has agreed to sign a Host Financial Agreement (HFAA)
with the City once the proposed gaming centre is operational. This agreement,
which will be in the standard format for all community gaming centres, will
provide a percentage of net gaming revenue generated from the proposed facility
to the City for any purpose of public benefit to the City.

Application No. 7908-0058-00 was deferred at the applicant's request therefore
this item is out of order.

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17026"
7907-0318-00 - o805226 B.C. Ltd., c/o Matthew Cheng Architect Inc.
(Matthew Cheng)
RA to CD (BL 12000) - 13936, 13974 and 13984 - 64 Avenue - to permit the
development of a 90-unit townhouse complex and protection of a 1.6 ha
(4 acre) riparian setback area.

Approved by Council: October 5, 2009

Note: See Development Permit No. 7907-0318-00 on the site to be considered for
Final Approval under Clerk's Report, Item I.1(e)

- * Planning & Development advise that (see memorandum dated May 25, 2010 in
by-law back-up) it is now in order for Council to pass a resolution amending the
South Newton Neighbourhood Concept Plan to redesignate the northerly portion
of the site from "Buffer" and "Townhouses (15 upa max)" to "Townhouses (25 upa
max)" and southerly portion from "Townhouses (15 upa max)" to "Creeks and
Riparian Setback" as a shown in Schedule I attached.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend the South Newton
Neighbourhood Concept Plan to redesignate the northerly portion of the site, from
"Buffer" and "Townhouses (15 upa max)" to "Townhouses (25 upa max)" and
southerly portion from "Townhouses (15 upa max)" to "Creeks and Riparian
Setback".

RES.R10-1126

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17026" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1127

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7909-0193-00**
Christ for the Nations (Canada) Inc.
McElhanney Consulting Services Ltd., c/o Darren Braun
19533 - 64 Avenue

Note: See By-law No. 17044 under Item H.5

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Development Permit No. 7909-0193-00
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.R10-1128

Carried

- (b) **Development Permit No. 7909-0206-00**
Elim Housing Society, Inc. No. S-34405
Doug Chrystal, Chrystal Management
9045 - 160 Street

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Development Permit No. 7909-0206-00
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.R10-1129

Carried

- (c) **Development Permit No. 7907-0175-00**
Luxor Home Collection (Boundary Park) Corp.
Maciej Dembek, Barnett Dembek Architects Inc.

Note: See By-law No. 16950 under Item H.8

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Development Permit No. 7907-0175-00
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.R10-1130

Carried

- (d) **Development Permit No. 7908-0058-00**
Newton Square Properties Ltd., Inc. No. 653099
Gary Pooni, Brooks & Associates Inc.
 7093 King George Boulevard

Note: See By-law No. 17023 under Item H.9

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

Application No. 7908-0058-00 was deferred at the applicant's request therefore this item is out of order.

- (e) **Development Permit No. 7907-0318-00**
o805226 B.C. Ltd., Inc. No. BCo805226
c/o Matthew Cheng Architect Inc. (Matthew Cheng)
Director Information: Harjit S. Atwal / Parmjit Singh Randhawa
Officer Information: (as at August 29, 2009)
Harjit S. Atwal (President) / Parmjit Singh Randhawa (Secretary)
 13936, 13974 and 13984 - 64 Avenue

Note: See By-law No. 17026 under item H.10

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit No. 7907-0318-00
 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.R10-1131

Carried

2. **Formal Approval of Heritage Alteration Permits**

- (a) **Heritage Alteration Permit No. 7907-0073-00**
Nanoose Harbour Holdings Ltd.,
Theresa Rawle, H.Y. Engineering Ltd.
 2956 Semiahmoo Trail and 2969 - 147A Street
in order to allow subdivision into 7 single family lots.

Note: See By-law No. 16799 under Item H.2

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Heritage Alteration Permit
No. 7907-0073-00 be approved; that the Mayor and Clerk be authorized to sign the Heritage Alteration 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.R10-1132 Carried

J. OTHER BUSINESS

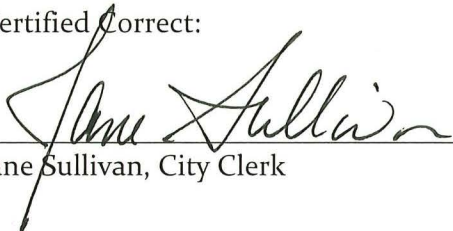
K. ADJOURNMENT

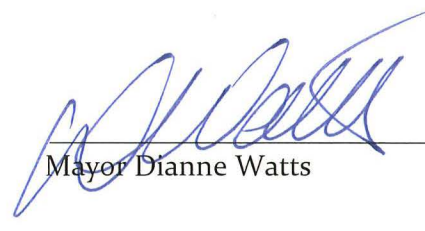
It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the Regular Council - Land Use meeting
do now adjourn.

RES.R10-1133 Carried

The Regular Council- Land Use meeting adjourned at 5:34 p.m.

Certified Correct:


Jane Sullivan, City Clerk


Mayor Dianne Watts