

Present:

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

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

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

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

1. **7910-0072-00**
18682 Fraser Highway
Ryan Gaul, Steel Art Signs / Trademark Property Group Ltd., Inc. No. 568686
Development Variance Permit
in order to permit additional signage for a Tim Hortons/Cold Stone Creamery operation.

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

It was

Moved by Councillor Bose

Seconded by Councillor Villeneuve

That Council approve Development Variance

Permit No. 7910-0072-00, (Appendix II) varying the following, to proceed to Public Notification:

- (a) to vary Surrey Sign By-law, 1999, No. 13656, as amended to permit an increase in the maximum number of fascia signs from 3 to 5.

RES.R10-1182

Carried

2. **7910-0023-00**
5621 – 180 Street
John Kristianson / F.B. Stewart & Co.
 Development Permit
in order to permit a renovation to an existing industrial building and to upgrade the landscaping.

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

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Council approve the attached
 Development Permit No. 7910-0023-00 (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.R10-1183

Carried

3. **7910-0108-00**
17530 – 64 Avenue
Addison Hubert, Preferred Choice Properties Ltd. /
Kartar Business Operations Ltd., Inc. No. BCo681027
 Liquor License Amendment
in order to allow the hours of operation for a food primary establishment to extend past midnight.

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

It was Moved by Councillor Steele
 Seconded by Councillor Gill
 That Council approve the following
 proposed food primary liquor license amendment to proceed to Public Notification:

- (a) The extension of hours of operation on Sunday to Thursday from 11:00 a.m. to 1:00 a.m. and on Friday and Saturday from 11:00 a.m. to 2:00 a.m.

RES.R10-1184

Carried with Councillor Hunt opposed.

4. **7910-0104-00**
18789 Fraser Highway
James MacIntyre, Dublin Crossing Irish Pub /
Clayton Crossing Annex Ltd., Inc. No. 705715
 Liquor License Amendment
in order to amend the hours of operation for a liquor primary establishment.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve the following
 proposed liquor primary liquor license amendment to proceed to Public
 Notification:

- (a) the amendment of hours of operation on Sundays only from the current
 11:00 a.m. to 1:00 a.m. to the proposed 9:00 a.m. to 11:00 p.m.

RES.R10-1185

Carried with Councillor Hunt opposed.

FLEETWOOD/GUILDFORD

5. **7909-0154-00**
Portion of 9827 - 186 Street, 18795 - 98A Avenue and
Portion of 186 Street
Ken Woodward, City of Surrey / S & R Sawmills Ltd.
 Development Variance Permit
*in order to defer the sanitary sewer connection requirement to allow subdivision to
 create a park lot and an industrial lot.*

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That Council approve Development Variance
 Permit No. 7909-0154-00, (Appendix IV) to proceed to Public Notification to vary
 the requirement of the Surrey Subdivision and Development By-law No. 8830,
 Section 24(a) and Schedule "A" Table 1, to defer the connection to a sanitary
 sewage collection system connected to the City trunk sewage mains until such
 time as the land is further developed.

RES.R10-1186

Carried

6. **7910-0097-00**
18155 Canadian National Railway
Oleg Verbenkov, Pacific Land Resources Group /Leoran Virgin Anhorn and
Marion Adele Anhorn
 Development Variance Permit
to relax setbacks in order to allow the construction of a boat shed.

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 Council approve Development Variance
 Permit No. 7910-0097-00, (Appendix III) varying the following, to proceed to
 Public Notification:

- (a) to reduce the minimum front yard (north) setback of the IL Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.); and
- (b) to reduce the minimum rear yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.).

RES.R10-1187

Carried

NEWTON

7. **7910-0105-00**
12827 - 76 Avenue
Shailinder S. Bhullar / All Owners Under Strata Plan NW3244
 Amend CD By-law No. 10140, as amended
in order to include a medical office as a permitted use on Strata Lots 2, 4 and 6

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 Comprehensive Development By-law No. 10140, as amended, and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) the applicant discharge the following legal documents currently registered on title: [1] the Section 215 Restrictive Covenant (AC313134); and [2] the Statutory Building Scheme (AD149436) which regulate permitted land uses on the subject property.

RES.R10-1188

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1979, No. 5942,
 Amendment By-law, 1989, No. 10140 Amendment By-law, 2003, No. 15108,
 Amendment By-law, 2010, No. 17216" pass its first reading.

RES.R10-1189

Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1979, No. 5942,
 Amendment By-law, 1989, No. 10140 Amendment By-law, 2003, No. 15108,
 Amendment By-law, 2010, No. 17216" pass its second reading.
 RES.R10-1190 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140 Amendment By-law,
 2003, No. 15108, Amendment By-law, 2010, No. 17216" be held at the City Hall on
 Monday, July 26, 2010, at 7:00 p.m.
 RES.R10-1191 Carried

SURREY CITY CENTRE/WHALLEY

8. **7910-0076-00**
13401 - 108 Avenue
Dawn Surette, Dundee Realty Management Corp. /
Station Tower Developments Ltd., Inc. No. 424471
 Development Permit / Development Variance Permit
*in order to allow two free-standing signs and additional signage at Station Tower
 office building.*

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. Council authorize staff to draft Development Permit No. 7910-0076-00 in
 accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0076-00,
 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum required distance between the two (2)
 free-standing signs (Signs A and B) on the property from 30 metres
 (100 ft.) to 9.1 metres (30 ft.);
 - (b) to increase the width of the second free-standing sign (Sign B) to
 exceed two-thirds of its height;
 - (c) to allow the proposed fascia sign (Sign C) to be installed on a
 non-premise and non-lot frontage building elevation;

- (d) to increase the vertical dimension of the proposed under-canopy sign (Sign D) from 0.3 metre (1 ft.) to 0.53 metre (1.75 ft.);
 - (e) to increase the maximum clearance between the top of the under-canopy sign (Sign D) and the underside of the canopy to which it is affixed, from 5.0 centimetres (2.0 inches) to 19.3 centimetres (7.6 inches).
3. Council instruct staff to resolve the following issues prior to approval:
- (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (b) removal of any existing non-conforming signage located on the subject property to the satisfaction of the Planning & Development Department; and
 - (c) issuance of Development Variance Permit No. 7910-0076-00.

RES.R10-1192

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

9. **7910-0051-00**
5482 - 188 Street
Roger Jawanda, CitiWest Consulting Ltd. / Baldip Singh Sidhu, Jasdev Singh Randhawa and Gurjit Singh Sidhu
 OCP Amendment from Suburban to Urban/ Rezoning from RA to RF
in order to allow subdivision into approximately 7 single family lots.

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

It was

Moved by Councillor Steele
 Seconded by Councillor Gill
 That:

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

3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) 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.
 - (f) provision of community benefit to satisfy the Official Community Plan Amendment Policy for Type 2 Official Community Plan Amendment Applications.

RES.R10-1193

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 268 Amendment By law 2010, No. 17217" pass its first reading.

RES.R10-1194

Carried

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

It was

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

By-law, 1996, No. 12900, No. 268 Amendment By law 2010, No. 17217" pass its second reading.

RES.R10-1195

Carried

It was then

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

Community Plan By-law, 1996, No. 12900, No. 268 Amendment By law 2010, No. 17217" be held at the City Hall on Monday, July 26, 2010, at 7:00 p.m.

RES.R10-1196

Carried

RES.R10-1197 It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17218" pass its first reading.
Carried

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

RES.R10-1198 It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17218" pass its second reading.
Carried

RES.R10-1199 It was then Moved by Councillor Gill
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17218" be held at the City
Hall on Monday, July 26, 2010, at 7:00 p.m.
Carried

FLEETWOOD/GUILDFORD

10. **7908-0302-00**
15087 - 88 Avenue
Vikram Tiku / Balraj Singh Sidhu and Gurinderjeet Kaur Sidhu
Rezoning from RF to RM-D / Development Permit
in order to permit the development of a duplex.

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

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

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Duplex Residential Zone (RM-D)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0302-00 in accordance with the attached drawings (Appendix II).
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;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (f) final acceptance of the building demolition by the Planning and Development Department.

RES.R10-1200 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17219" pass its first reading.

RES.R10-1201 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17219" pass its second reading.

RES.R10-1202 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17219" be held at the City
 Hall on Monday, July 26, 2010, at 7:00 p.m.

RES.R10-1203 Carried

NEWTON

11. **7909-0220-00**
13794 Hyland Road
Avnash Banwait / Rajinder Singh Rai, Ramandeep Kaur Rai and
Ravinder Kaur Rai
 Development Variance Permit
to reduce minimum lot depth for a proposed single family lot in order to allow
subdivision into two (2) lots.

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That Council approve Development Variance
 Permit No. 7909-0220-00, (Appendix III) varying the following, to proceed to
 Public Notification to reduce the minimum lot depth of the RF Zone from
 28 metres (90 ft.) to 23 metres (75 ft.) for proposed Lot 2.

RES.R10-1204

Carried

12. **7905-0313-00**
8239 and 8213 – 140 Street
PJ Lovick Architect / 656166 B.C. Ltd.
Director Information: Stephen Sai Fung Lee / Kau Chan Yong / Wei Ping Zhang / Officer Information as at October 10, 2009: Ching Lau (Secretary) / Rajnesh Dev Singh Mann (President)
 Housing Agreement Amendment
to amend the definition of "senior" from a person who is 75 years old to 65 years old in order to reduce the restricted age of occupancy.

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

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

1. a By-law be introduced to amend "656166 B.C. Ltd., Housing Agreement Authorization By-law, 2003, No. 15091" (Appendix II).
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) finalization of a Housing Agreement amendment.

RES.R10-1205

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "656166 B.C. Ltd., Housing Agreement
 Authorization By-law, 2003, No. 15091, Amendment By-law, 2010, No. 17220". pass
 its first reading.

RES.R10-1206

Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "656166 B.C. Ltd., Housing Agreement
 Authorization By-law, 2003, No. 15091, Amendment By-law, 2010, No. 17220" pass
 its second reading.

RES.R10-1207

Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "656166 B.C. Ltd., Housing Agreement
 Authorization By-law, 2003, No. 15091, Amendment By-law, 2010, No. 17220" pass
 its third reading.

RES.R10-1208

Carried

13. **7910-0067-00**
14192 - 60A Avenue
Parm Garcha, Archstone Projects Ltd. / John Tymos
 Rezoning from RA to RF-SD
in order to allow subdivision into twenty semi-detached residential lots.

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 "Semi-Detached Residential Zone (RF-SD)" (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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (f) the applicant address the shortfall in tree replacement;
- (g) registration of a Section 219 Restrictive Covenant for party wall agreements and corresponding easements for building maintenance on Lots 1 to 20; and
- (h) a registered professional undertake a Building Code analysis to be submitted at the time of the Building Permit application.

RES.R10-1209

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2010, No. 17221" pass its first reading.

RES.R10-1210

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2010, No. 17221" pass its second reading.

RES.R10-1211

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17221" be held at the City Hall on Monday, July 26, 2010, at 7:00 p.m.

RES.R10-1212

Carried

14. **7910-0080-00**
14838 - 61 Avenue
Chris Kay / 0866233 B.C. Ltd., Inc. No. 0866233
Director Information: Christopher Philps
No Officer Information Filed

Development Permit / Development Variance Permit

in order to permit the development of a 91-unit townhouse project and to vary 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 martin
That:

1. Council authorize staff to draft Development Permit No. 7910-0080-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0080-00, (Appendix IV) varying "Comprehensive Development Zone (CD) (By-law No. 16300)" the following to proceed to Public Notification:
 - (a) to reduce the minimum northerly side yard setback of Comprehensive Development Zone (CD) (By-law No. 16300) from 7.5 metres (25 ft.) to 5.6 metres (18 ft.) for proposed Buildings 1 and 3;
 - (b) to reduce the minimum easterly rear yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Building 5 and to 5.9 metres (19 ft.) for proposed Building 7; and
 - (c) to reduce the minimum southerly side yard setback from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for proposed Buildings 9 and 11.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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;
 - (d) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into liveable space;
 - (e) registration of a statutory right-of-way (SRW) for a minimum 2.3 metre (7.5 ft.) wide (a portion is 4 metres/13 ft. wide) public pathway along the northerly property line;
 - (f) the applicant provide financial security to implement the existing agreement for the applicant to enhance 1,777 sq.m. (19,127 sq. ft.) of riparian compensation area to be provided on the 3 properties to the north to the satisfaction of the City and the Department of Fisheries & Oceans (DFO); and

- (g) registration of a Section 219 Restrictive Covenant to ensure the proposed guest suite is retained under ownership of the future strata and is used as a guest suite only.

RES.R10-1213

Carried**SOUTH SURREY**

15. **7910-0138-00**
368 and 356 – 172 Street; 17237,17245, 17253, 17261, 17269,
17277, 17285, 17293, 17299, 17309 and 17315 – 3A Avenue
Carla Kalka, CRK Properties (Coast) Inc. /
Portal Village Management Ltd., Inc. No. 763500
 Development Variance Permit
to vary the minimum 20% upper storey reduction requirement in CD By-law No. 16327A to permit the development of New England style homes on 13 newly created urban transition 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 Gill

That Council approve Development Variance

Permit No. 7910-0138-00, (Appendix III) to proceed to Public Notification to vary the maximum permitted floor area on the second storey for a principle building not to exceed 92% of the floor area of the first storey and allow the resulting offset at the second storey level from the front, side or rear of the dwelling at the main floor level or a combination thereof.

RES.R10-1214

Carried

16. **7910-0136-00**
12318 Sullivan Street
Linda and Brent Chapman
 Development Variance Permit
in order to vary the floodplain elevation for a new dwelling and vary the front yard setback for a detached garage.

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 approve Development Variance Permit No. 7910-0136-00, (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback for Accessory Buildings of the RF Zone from 18.0 metres (60 ft.) to 15.1 metres (49.5 ft.); and
- (b) to vary the minimum floodplain elevation requirements from 0.6 metres (2 ft.) to 0.3 metres (1.0 ft.) above the centreline of the road at the midpoint fronting the land.

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

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R10-1215

Carried

SURREY CITY CENTRE/WHALLEY

17. **7909-0237-00**
14320 - 103A Avenue
Wojciech Grzybowicz, WG Architecture Inc. /
0809799 B.C. Ltd., Inc. No. 0809799
Director Information: Harminder Basraon / Iqbal Dhaliwal
No Officer Information Filed
 Rezoning from RF to CD (based on RM-30) / Development Permit
in order to permit the development of 20 townhouse units.

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That:

1. 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.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7909-0237-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a 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;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) 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;
- (g) the applicant adequately address the impact of no indoor amenity space; and
- (h) registration of a reciprocal access easement to provide future shared access to the properties located to the west at 10302, 10310, 10322 and 10330 – 143 Street and 14308 – 103A Avenue.

RES.R10-1216

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17222" pass its first reading.

RES.R10-1217

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17222" pass its second reading.

RES.R10-1218

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17222" be held at the City
 Hall on Monday, July 26, 2010, at 7:00 p.m.

RES.R10-1219

Carried

18. **7910-0043-00**
Portion of 13335 King George Boulevard
Michael Jaszczewski, WG Architecture / 0785764 B.C. Ltd., Inc. No. 785764
Director Information: Harminder Singh Basraon / Iqbal Singh Dhaliwal
Eric Mital / No Officer Information Filed as at March 16, 2010
Rezoning from RF to CD (based on RM-30) / Development Permit
in order to permit the development of a 25-unit townhouse project.

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 a portion of the subject site shown as Block A on the Survey Plan 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.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7910-0043-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (g) the applicant adequately address the impact of no indoor amenity space.

- (h) registration of reciprocal access easement to allow for future shared access with the property to the east; and
- (i) registration of a statutory right-of-way through the site to allow for potential circulation with the adjacent properties to the north-west (13362 Bolivar Road) and south-east (13385 Barker Street); and
- (j) registration of a 6.0-metre wide statutory right-of-way along the north-west edge of the CHI-zoned remainder portion of the subject

RES.R10-1220

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17223" pass its first reading.

RES.R10-1221

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17223" pass its second reading.

RES.R10-1222

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17223" be held at the City
 Hall on Monday, July 26, 2010, at 7:00 p.m.

RES.R10-1223

Carried

- 19. 7910-0142-00**
10677 - 124 Street
Harinder Singh Sohi /
Satnam Education Society of British Columbia, Inc. No. S0021979
 Development Variance Permit
in order to vary the maximum height of the parapet and dome of a private school under construction.

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 Council approve Development Variance
 Permit No. 7910-0142-00, (Appendix II) varying the following, to proceed to Public
 Notification:

- (a) to vary Sections G.1 and 2 of CD By-law No. 16017 to increase the maximum building height of the principal building from 10.8 metres (35.5 ft.) to 11.6 metres (38 ft.) measured to the top of the parapet and to increase the maximum combined building height of the principal building and any architectural projection from 13.6 metres (44.6 ft.) to 18 metres (59 ft.).

RES.R10-1224

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON

20. **7910-0111-00**
5640 – 180 Street
H.O.S.T. Consulting Ltd. / Southview Holdings Ltd., Inc. No. 709356
 Liquor License Amendment
in order to allow the hours of operation to extend past midnight and to allow patron participation entertainment (limited to dancing) for a new food primary licensed establishment.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve the following
 proposed new food primary liquor license to proceed to Public Notification:

- (a) The addition of patron participation entertainment limited to dancing; and
 (b) The extension of hours Sunday through Saturday from 11:00 a.m. to 1:00 a.m.

RES.R10-1225

Carried with Councillor Hunt opposed.

FLEETWOOD/GUILDFORD

21. 7910-0073-00
10310 – 152 Street
Ryan Gaul, Steel Art Signs Corp./o862189 B.C. Ltd.
Director Information:
Jangsoon Choi/Hong Chul Kim/Dae Rae Park/
In Soo Park/Du Man Won/Irene Yoo
Development Variance Permit
in order to permit additional signage for a Tim Hortons/Cold Stone Creamery operation.

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 Development Variance Permit No. 7910-0073-00, (Appendix II) to proceed to Public Notification modifying Schedule F "Signs" of Development Agreement No. 342-3 of Land Use Contract No. 342 by increasing the number of fascia signs from three (3) to five (5).
Carried

RES.R10-1226

22. 7909-0216-00
10520 – 150 Street
Mr. Jacques Beaudreault / Musson Cattell Mackey Partnership Architects
4239431 Canada Inc., Inc. No. A62628
Director Information: Heenan Blaikie Corporate Services (B.C.) Inc.
No Officer Information Filed
OCP Text Amendment / Temporary Commercial Use Permit
in order to permit the development of a temporary parking lot to serve the Guildford Town Centre Mall for a period not to exceed two (2) years.

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

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

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

3. Council approve Temporary Commercial Use Permit No. 7909-0216-00 (Appendix VII) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized lot grading plan to deal with on-site storm water run-off;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) work with the applicant to reduce the proposed height of the light standards within the temporary parking lot; and
 - (e) registration of a reciprocal access easement agreement between the subject site (10520 - 150 Street) and the lots to the south and southeast.

RES.R10-1227

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 104 Amendment By-law 2010, No. 17224" pass its first reading.

RES.R10-1228

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 104 Amendment By-law 2010, No. 17224" pass its second reading.

RES.R10-1229

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, Text No. 104 Amendment By-law 2010, No. 17224" be held at the City Hall on Monday, July 26, 2010, at 7:00 p.m.

RES.R10-1230

Carried

RESIDENTIAL/INSTITUTIONALNEWTON

23. **7910-0015-00**
14958 and 14970 – 60 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. / Rattan Singh Roop and Piar Kaur Roop / Inderpal Singh Roop and Paramjit Kaur Roop
Rezoning from RA to RF-9C and RF-12C / Development Variance Permit
in order to allow subdivision into 15 single family small lots with coach houses.
DVP to relax lot width for seven (7) RF-12C 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 Gill
That:

1. a By-law be introduced to rezone the portion of the subject site shown as "Block B" in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Coach House Zone (RF-12C)" (By-law No. 12000), and to rezone the portion of the subject site shown as "Block A" on Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000), and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7910-0015-00, (Appendix VII) varying Part 17B Section K.2, as follows, to proceed to Public Notification:
 - (a) to reduce the minimum lot width from 12 metres (39 ft.) to 11.1 metres (36.4 ft.).
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 & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 15 (14986 - 60 Avenue) until future consolidation with the adjacent property; and
- (f) the applicant address the shortfall in tree retention.
- RES.R10-1231 Carried
- It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17225" pass its first reading.
- RES.R10-1232 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. 17225" pass its second reading.
- RES.R10-1233 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. 17225" be held at the City
Hall on Monday, July 26, 2010, at 7:00 p.m.
- RES.R10-1234 Carried

SOUTH SURREY

24. **7910-0114-00**
2467 - 127B Street
Warren Roch / Marie Cochrane and Warren James Roch
Development Variance Permit
in order to permit the construction of an attached garage/workshop on a single family dwelling.
- The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance
Permit No. 7910-0114-00, (Appendix II) varying the following, to proceed to Public
Notification to reduce the minimum rear yard (northerly) setback of the RF Zone
from 7.5 metres (25 ft.) to 2.8 metres (9.2 ft.) to accommodate an attached
garage/workshop addition.
- RES.R10-1235 Carried

25. **7910-0057-00**
2759, 2775 and 2789 - 164 Street
Mike Helle, Coastland Engineering & Surveying Ltd. / Jasjit Singh Bansal /
Sucha Singh Thind and Balbir Kaur Thind / Roy Albert Stack and Jean Stack
OCP Amendment from Suburban to Urban / Rezoning from RA to RF and RF-12
in order to allow subdivision into six (6) conventional single family lots and 15 single family small lots.

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: That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from "Suburban" to "Urban" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone a portion of the subject site shown as Block 1 on Appendix I attached from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000), and to rezone the portion of the subject site shown as Block 2 on Appendix I attached 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.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the shortfall in tree replacement;

- (f) registration of a Section 219 Restrictive Covenant to ensure tree retention;
- (g) registration of a Section 219 Restrictive Covenant prohibiting driveway access for proposed Lots 2 and 15 metre from 28 Avenue; and
- (h) registration of a Section 219 Restrictive Covenant and submission of financial securities for the required Transition Area Landscaping Buffer, in accordance with the Morgan Heights NCP.

RES.R10-1236

Carried

It was

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

By-law, 1996, No., No. 269 Amendment By law 2010, No. 17226" pass its first reading.

RES.R10-1237

Carried

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

It was

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

By-law, 1996, No., No. 269 Amendment By law 2010, No. 17226" pass its second reading.

RES.R10-1238

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No., No. 269 Amendment By law 2010, No. 17226"
 be held at the City Hall on Monday, July 26, 2010, at 7:00 p.m.

RES.R10-1239

Carried

It was

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

Amendment By-law, 2010, No. 17227" pass its first reading.

RES.R10-1240

Carried

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

It was

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

Amendment By-law, 2010, No. 17227" pass its second reading.

RES.R10-1241

Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17227" be held at the City
 Hall on Monday, July 26, 2010, at 7:00 p.m.
 RES.R10-1242 Carried

26. **7909-0236-00**
3247, 3269, 3291 and 3333 King George Boulevard,
14719, 14749 and 14689 – 32 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. /
Pacific Pointe Homes (South Surrey) Ltd., Inc. No. 674184
 Rezoning from RA and RS (By-law No. 5942) to CD (based on RF-12, RF-9 and RM-15) / Development Permit
in order to permit the development of 43 single family small lots, 16 townhouse units, and open space.

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) and "Suburban Residential Zone (RS)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7909-0236-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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 urban design issues to the satisfaction of the Planning and Development Department;
- (h) 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;
- (i) the applicant enter into a P-15 agreement for monitoring and maintenance of replantings in the dedicated riparian areas;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) 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.
- (l) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 19 until future consolidation with the adjacent property (3347 King George Boulevard).
- (m) the applicant adequately address the impact of no indoor amenity space; and
- (n) registration of a Section 219 Restrictive Covenant and submission of appropriate landscape securities to ensure installation, protection and maintenance of a 5.0 metre (16 ft.) landscaped buffer on proposed Lots 39 and 40.

5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan to redesignate the southern portion of the land from "Commercial" to "Clustering at Urban Single Family Density (8 upa)" when the project is considered for final adoption (Appendix VIII).

RES.R10-1243

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

Amendment By-law, 2010, No. 17228" pass its first reading.

Carried

RES.R10-1244

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

RES.R10-1245 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17228" pass its second reading.
Carried

RES.R10-1246 It was then Moved by Councillor Martin
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17228" be held at the City
Hall on Monday, July 26, 2010, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

27. **7910-0161-00**
13750 – 96 Avenue
Brad Foster, Fraser Health Authority / Fraser Health Authority
Development Variance Permit
*in order to permit the installation of a number of temporary signs on the parkade at
Surrey Memorial Hospital.*

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 Council approve Development Variance
Permit No. 7910-0161-00, (Appendix II) varying the following, to proceed to Public
Notification:

- (a) Section 35(3), Signs in Institutional Zones of Surrey Sign By-law No. 13656,
is varied as follows:
 - i. to permit nine (9) temporary on-site real estate
development/construction signs that do not face the adjoining
street;
 - ii. to increase the sign height of five (5) of the temporary real estate
development/construction signs from 4.6 metres (15 ft.) up to
7.42 metres (24 ft.); and
 - iii. to increase the sign area of eight (8) of the temporary real estate
development/construction signs from 13.9 square metres (150
sq. ft.) to up to 32.7 square metres (350 sq. ft.)

RES.R10-1247 Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of July 12, 2010 were considered and dealt with as follows:

Item No. Loo3 Proposed Care Facility at 7069/7083/7129 - 188 Street
(Application No. 7906-0103-00)
File: 7906-0103-00

The General Manager, Planning and Development submitted a report to obtain Council approval of changes to the design of a proposed care facility in East Clayton. The related OCP amendment and rezoning by-laws have received third reading and the applicant has finalized all conditions, precedent to the project proceeding to Council for consideration of final adoption of the by-laws and final approval of the Development Permit.

Note: See By-law Nos. 16424 & 16425 under Item Nos. H.3 and H.4.

Note: See Development Permit No. 7906-0103-00 under Clerk's Report, Item I.1(b).

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 Council:

1. Receive Corporate Report Loo3 as information;
2. Approve the revised building design, as illustrated in Appendix I to this report, to the care facility proposed to be constructed on the properties known as 7069/7083/7129 - 188 Street; and
3. Instruct the City Clerk to forward a copy of this report and the associated Council resolution to the proponent, Mr. Milton Koop.

RES.R10-1248

Carried

Item No. Loo4 Application to Remove and Deposit Soil at
19438 - 16 Avenue
File: 4520-80 (19438-16 Avenue)

The General Manager, Engineering submitted a report to advise Council about an application to remove and deposit soil at 19438 - 16 Avenue and to advance the application to Public Hearing as required by the Surrey Soil Conservation and Protection By-law, 2007, No. 16389.

Note: See By-law No. 17214 under Item No. H.15.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

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

1. Receive Corporate Report L004 as information related to an application to remove and deposit soil at 19438 - 16 Avenue;
2. Authorize the City Clerk to bring forward for first and second readings a Soil Removal Designation By-law in support of the subject application; and
3. Authorize the City Clerk to set a date for the related Public Hearing.

RES.R10-1249

Carried with Mayor Watts and Councillor Villeneuve opposed.

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, 2008, No. 16589"
7906-0313-00 - Rawlins Enterprises Ltd., c/o McElhanney Consulting Services Ltd.
(Dwight Heintz)
RA to RF-12 (BL 12000) - Portion of 5882 - 144 Street - to allow subdivision into 3 single family small lots.

Approved by Council: February 25, 2008

- * Planning & Development advise that (see memorandum dated June 24, 2010 in by-law back-up) By-law No. 16589 should be filed as the applicant has requested that the file be closed.

RES.R10-1250

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16589" be filed.
Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 20 Amendment By-law, 2001, No. 14368"
7900-0298-00 - Gerhard Warner, c/o Gery Warner, Tentnology Co.
To amend "Official Community Plan By-law, 1996, No. 12900" as amended, in Division A, Schedule B: Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Areas by adding new Temporary Industrial Use Permit Area No. 8 "Temporary Operation of a Tent and Awning Design, Assembly and Shipping Business". This by-law is in order to continue operation of an existing illegal tent and awning design, assembly and shipping business on property located at 15427 - 66 Avenue.

Approved by Council: April 9, 2001

- * Planning & Development advise that (see memorandum dated June 24, 2010 in by-law back-up) By-law No. 14368 should be filed as a registered letter was sent to the applicant advising that unless outstanding requirements were addressed within 30 days, the file would be closed. The applicant has not responded to the registered letter.

RES.R10-1251

It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 20 Amendment By-law, 2001, No. 14368" be filed.
Carried with Councillor Hunt opposed.

FINAL ADOPTIONS

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 186 Amendment By-law, 2007, No. 16424"
7906-0103-00 - Clayton Heights Care Holdings Ltd. Inc. No. 758819,
c/o MK Consulting (Milton Koop)
To authorize the redesignation of the properties located at 7069 & 7083 - 188 Street and Portion of 7129 - 188 Street from "Suburban (SUB)" to "Urban (URB)".

Approved by Council: July 9, 2007

This by-law is proceeding in conjunction with By-law 16425.

It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 186 Amendment By law, 2007, No. 16424" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1252

Carried

- 4 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16425"
7906-0103-00 - Clayton Heights Care Holdings Ltd. Inc., c/o MK Consulting
(Milton Koop)
RA to RMS-2 (BL 12000) - 7069 & 7083 - 188 Street and Portion of
7129 - 188 Street - to facilitate the construction of a 2-storey, 149-bed care
facility in Clayton.

Approved by Council: July 9, 2007

This by-law is proceeding in conjunction with By-law 16424.

Note: This By-law will be in order for final adoption should Council approve the
recommendations of Corporate Report Item No. L003.

Note: See Development Permit 7906-0103-00 under Clerk's Report, Item I.1(b).

Note: The Public Hearing on this application was held on July 23, 2007. As more
than two years have passed since the Public Hearing, Council may wish to
hold a new Public Hearing.

- * Planning & Development advise (see memorandum dated July 7, 2010 in by-law
back up) that the building design has been revised and the number of beds have
been reduced from 149 to 142 as discussed in Corporate Report L003 Under C.1.
- * Planning & Development further advise that subject to approval of the related
Corporate Report, it is now in order for Council to pass a resolution amending the
East Clayton Neighbourhood Concept Plan to include portions of the subject site
and designate the same as Institutional.

It was Moved by Councillor Hepner
Seconded by Councillor Martin
That the East Clayton Neighbourhood
Concept Plan "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,
No. 16425" will include portions of the subject site and designate the same as
Institutional.

RES.R10-1253

Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2007, No. 16425" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R10-1254 Carried

5. "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(c)

- * Planning & Development advise (see memorandum dated July 8, 2010 in by-law
 back-up) that the Province has agreed to sign a Host Financial Assistance
 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.
- * Planning & Development further advise (see memorandum dated July 8, 2010 in
 by-law back-up) that the proposal was originally placed on the June 21, 2010
 Regular Council-Land Use agenda for final adoption, however, the applicant
 requested that the item be deferred. Planning & Development have received a
 follow-up letter from the applicant advising that all the issues have been resolved.

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 17023" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R10-1255 Carried with Councillors Hunt, Rasode,
 Villeneuve and Bose against.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16761"
 7906-0344-00 - Ravi and Anju Chawla, c/o Coastland Engineering & Surveying Ltd.
 (Mike Helle)
 RA to RH-G (BL 12000) - 8749 - 168 Street - to allow subdivision into two
 (2) half-acre residential gross density lots and open space.

Approved by Council: September 8, 2008

- * Planning & Development advise that (see memorandum dated July 8, 2010 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16761" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1256

Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 195 Amendment By-law, 2007, No. 16499"
 7906-0319-00 - Pax Ventures Ltd., c/o Coastland Engineering & Surveying Ltd.
 (Mike Helle)
 To authorize the redesignation of a portion of the property located at 17340 - 4 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: December 3, 2007

This by-law is proceeding in conjunction with By-law Nos. 16500A & 16500B.

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 195 Amendment By law, 2007, No. 16499" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1257

Carried with Councillor Bose opposed.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16500A"
 7906-0319-00 - Pax Ventures Ltd., c/o Coastland Engineering & Surveying Ltd.
 (Mike Helle)
 RA to CD (BL 12000) - Portion of 17340 - 4 Avenue to permit the development of two suburban 1/2 acre gross density lots, 5 urban single family transition lots and 16 RF-12 lots.

Approved by Council: December 3, 2007

This by-law is proceeding in conjunction with By-law Nos. 16499 & 16500B.

Note: The Public Hearing on this application was held on December 17, 2007. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- * Planning & Development advise (see memorandum dated July 5, 2010 in by-law back-up) the following:
- The reason for the delay in bringing the application to final adoption was due to financing and marketing issues, the applicants were not able to complete all requirements within the two year time.
 - 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.
 - The Tree preservation opportunities were reassessed by staff and a memo detailing site issues was presented at the December 17, 2007 Council Meeting.
 - It is now in order for Council to pass a resolution to amend the Douglas Neighbourhood Concept Plan to redesignate the site from "Suburban 1/2 acre (2 upa) Strata" and "Urban Single Family (6 upa) Strata" to "Urban Single Family (6 upa)" and "Single Family Residential Flex (6-14.5 upa)".

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Douglas Neighbourhood Concept Plan "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16500A" be redesignated from "Suburban 1/2 acre (2 upa) Strata" and "Urban Single Family (6 upa) Strata" to "Urban Single Family (6 upa)" and "Single Family Residential Flex (6-14.5 upa)".

RES.R10-1258

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16500A" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1259

Carried with Councillor Bose opposed.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16500B" 7906-0319-00 - Pax Ventures Ltd., c/o Coastland Engineering & Surveying Ltd. RA to CD (BL 12000) - Portion of 17340 - 4 Avenue - to permit the development of two suburban 1/2 acre gross density lots, 5 urban single family transition lots and 16 RF-12 lots.

Approved by Council: December 3, 2007

Note: See Development Permit 7906-0319-00 under Clerk's Report, Item I.1(e)

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2007, No. 16500B" be finally adopted, signed by the Mayor
 and Clerk, and sealed with the Corporate Seal.
 RES.R10-1260 Carried with Councillor Bose opposed.

10. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 157 Amendment
 By-law, 2007, No. 16225"

7905-0338-00 - 0735913 B.C. Ltd., Gurpal S. Sandhu, Eastwest Construction
 Company Ltd., Satwant K. Sandhu, Inderjeet S. Gill,
 431660 B.C. Ltd., c/o Hunter Laird Engineering Ltd.
 (Clarence Arychuk)

To authorize the redesignation a portion of the site located at Portion of 12856 and
 12872 - 60 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: February 12, 2007

This by-law is proceeding in conjunction with By-law 16226.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 157 Amendment By law, 2007, No. 16225" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R10-1261 Carried with Councillor Bose opposed.

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16226"

7905-0338-00 - 0735913 B.C. Ltd., Gurpal S. Sandhu, Eastwest Construction
 Company Ltd., Satwant K. Sandhu, Inderjeet S. Gill,
 431660 B.C. Ltd., c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 RA to RF-9 (BL 12000) - Portion of 12856 and 12872 - 60 Avenue - to allow
 subdivision into 47 lots.

Approved by Council: February 12, 2007

This by-law is proceeding in conjunction with By-law 16225.

Note: The Public Hearing on this application was held on April 2, 2007. As more
 than two years have passed since the Public Hearing, Council may wish to
 hold a new Public Hearing. Planning & Development advise that the
 development was put on hold due to the past uncertainty in the real estate
 market.

- * Planning & Development advise that (see memorandum dated July 8, 2010 in
 by-law back-up) the building scheme which has been filed with the City Clerk has

been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16226" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1262 Carried with Councillor Bose opposed.

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17011" 7909-0007-00 – Alan Grubb, c/o Coastland Engineering & Surveying Ltd. (Michael Helle)
 RA to RF (BL 12000) - 6620 – 148 Street - to allow subdivision into 14 single family lots.

Approved by Council: September 14, 2009

- * Planning & Development advise that (see memorandum dated July 8, 2010 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17011" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1263 Carried

13. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 210 Amendment By-law, 2008, No. 16627" 7907-0174-00 - Avtar S. Saran, Narendra K. Saran, Surinder K. Malhotra, Seneha Malhotra, c/o CitiWest Consulting Ltd. (Roger Jawanda)
 To authorize the redesignation of a portion of the property located at 17241 - 64 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: April 14, 2008

This by-law is proceeding in conjunction with By-law 16628.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 210 Amendment By law, 2008, No. 16627" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R10-1264 Carried with Councillor Bose opposed.

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16628"
 7907-0174-00 - Avtar S. Saran, Narendra K. Saran, Surinder K. Malhotra,
 Seneha Malhotra, c/o CitiWest Consulting Ltd. (Roger Jawanda)
 RA to RF-12 (BL 12000) - 17241 - 64 Avenue - to permit the development of
 approximately 6 small single family lots with an agricultural buffer.

Approved by Council: April 14, 2008

This by-law is proceeding in conjunction with By-law 16627.

Note: See Development Permit 7907-0174-00 under Clerk's Report, Item I.1(d).

Note: The Public Hearing on this application was held on April 28, 2008. As
 more than two years have passed since the Public Hearing, Council may
 wish to hold a new Public Hearing

- * Planning & Development advise that (see memorandum dated July 8, 2010 in
 by-law back-up) the building scheme which has been filed with the City Clerk has
 been developed by a Design Consultant based on a character study of the
 surrounding neighbourhood. The building scheme will be registered concurrently
 with the subdivision plan pursuant to Section 220 of the Land Title Act.
 A Section 219 Restrictive Covenant will also be registered to tie the building
 scheme to the land.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16628" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R10-1265 Carried with Councillor Bose opposed.

INTRODUCTIONS

15. "Surrey Soil Removal Area Designation By-law, 2010, No. 17214".
 3900-20-17214; 4520-80 - 0801757 B.C. Ltd. c/o South Surrey Aggregates Ltd. and
 Tyam Construction Ltd.
 A by-law to designate the property at 19438 - 16 Avenue an area from which the
 removal of soil shall be permitted, pursuant to the "Surrey Soil Conservation and
 Protection By-law, 2007, No. 16389." This by-law is intended to allow removal of
 200,600 cubic metres of gravel from the property and deposit a similar quantity of

fill material as to return the property to its pre-construction topography to support future farming opportunities.

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. L004.

RES.R10-1266

It was	Moved by Councillor Gill
	Seconded by Councillor Villeneuve
	That "Surrey Soil Removal Area Designation
By law, 2010, No. 17214" pass its first reading.	<u>Carried</u>

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

RES.R10-1267

It was	Moved by Councillor Gill
	Seconded by Councillor Villeneuve
	That "Surrey Soil Removal Area Designation
By law, 2010, No. 17214" pass its second reading.	<u>Carried</u>

RES.R10-1268

It was then	Moved by Councillor Gill
	Seconded by Councillor Villeneuve
	That the Public Hearing on "Surrey Soil
Removal Area Designation By law, 2010, No. 17214" be held at the City Hall on	
Monday, July 26, 2010, at 7:00 p.m.	<u>Carried</u>

RES.R10-1269

It was	Moved by Councillor Bose
	Seconded by Councillor Villeneuve
	That "Surrey Soil Removal Area Designation
By law, 2010, No. 17214" be referred to Environmental Advisory Committee for	
consideration.	<u>Carried</u>

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7909-0199-00**
Fozia Ishtiaq
Gerry Blonski Architect
 12757 King George Boulevard and 12760 - 112A Avenue

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 Steele
 That Development Permit No. 7909-0199-00
 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.R10-1270

Carried

- (b) **Development Permit No. 7906-0103-00**
Clayton Heights Care Holdings Ltd., Inc. No. 758819
Jody Shields / Director Information: Crystal Shields / Todd Simmons
No Officer Information Filed
 7069 and 7083 - 188 Street and Portion of 7129 - 188 Street

Note: See Corporate Report Loo3 under Item C.1

Note: See By-law No. 16425 under Item H.4

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 Steele
 That Development Permit No. 7906-0103-00
 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.R10-1271

Carried

- (c) **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.5

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 Steele
 That Development Permit No. 7908-0058-00
 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.R10-1272

Carried with Councillor Hunt and Councillor
 Bose opposed.

- (d) **Development Permit No. 7907-0174-00**
Avtar Singh Saran, Narendra Kaur Saran,
Surinder Kumar Malhotra and Seneha Malhotra
Dexter Hirabe, CitiWest Consulting Ltd.
 17241 - 64 Avenue

Note: See By-law No. 16628 under Item H.14

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 Steele
 That Development Permit No. 7907-0174-00
 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.R10-1273

Carried with Councillor Bose opposed.

- (e) **Development Permit No. 7906-0319-00**
Pax Ventures Ltd., Inc. No. 0757351
Coastland Engineering & Surveying Ltd.
 17340 - 4 Avenue

Note: See By-law No. 16500B under Item H.9

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 Steele
That Development Permit No. 7906-0319-00
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.R10-1274

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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

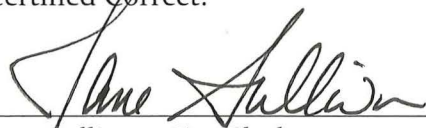
do now adjourn.

RES.R10-1275

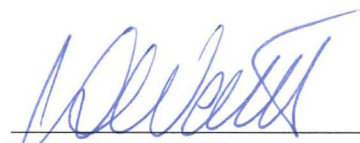
Carried

The Regular Council- Land Use meeting adjourned at 5:58 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts