

Present:

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

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

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. **7910-0077-00**
5939 - 180 Street
Thomas Crump, Lutheran Senior Citizens Housing Society / Lutheran Senior Citizens Housing Society
OCP Text Amendment / Temporary Commercial Use Permit
in order to allow a temporary office use for a communications company in an existing seniors care facility.

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Commercial Use Permit Area and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Commercial Use Permit No. 7910-0077-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to resolve the following issue prior to approval:
 - (a) the intended office tenant, TotalConnect Life Safety Systems Inc., submit an application for a business license.
5. Council direct staff to bring forward this application two (2) months from the date of approval to proceed (i.e. first Council Hearing after September 26, 2010) for consideration of filing, if the conditions have not been adequately fulfilled by the applicant.

RES.R10-1350 Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 105 Amendment By-law 2010, No. 17232" pass its
 first reading.

RES.R10-1351 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, Text No. 105 Amendment By-law 2010, No. 17232" pass its
 second reading.

RES.R10-1352 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, Text No. 105 Amendment By-law 2010,
 No. 17232" be held at the City Hall on Monday, September 13, 2010, at 7:00 p.m.

RES.R10-1353 Carried

2. **7910-0071-00**
19360 Highway No. 10 (Langley By-pass)
Krahn Engineering / G.D. Wolfe Holdings Ltd., Inc. No. 368980
 Development Permit / Development Variance Permit
in order to permit the redevelopment of the Subaru auto dealership.

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

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

1. Council authorize staff to draft Development Permit No. 7910-0071-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0071-00, (Appendix IV) varying the following Sign By-law regulations, to proceed to Public Notification:
 - (a) to increase the number of fascia signs for one business from 2 to 4; and
 - (b) to allow a fascia sign to extend above the roof line.
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) approval of Development Variance Permit No. 7910-0071-00; and
 - (c) completion of the outstanding sign permit requirements related to Development Permit No. 7907-0117-00, previously issued for the site.

RES.R10-1354

Carried

FLEETWOOD/GUILDFORD

3. **7908-0249-00**
19186 – 96 Avenue
Russcher and Evans Architects / 622151 B.C. Ltd., Inc. No. 622151
Director Information: Inderpaul Khera
Officer Information as at February 9, 2010:
Inderpaul Khera (President, Secretary)
 Rezoning from CG-1 and C-4 to CD (based on CG-2 and C-4) /
 Development Permit
in order to permit the construction of a gasoline station, truck card lock facility and accessory convenience store and dwelling unit.

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 "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) and "Local Commercial Zone (C-4)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0249-00 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R10-1355 Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17233" pass its first reading.

RES.R10-1356 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. 17233" pass its second reading.

RES.R10-1357 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. 17233" be held at the City
 Hall on Monday, September 13, 2010, at 7:00 p.m.

RES.R10-1358 Carried

NEWTON

- 4. **7910-0152-00**
13535 - 72 Avenue
Tim McLean, Sicon Signs
Newton Automotive Plaza Holdings Ltd, Inc. No. 728280
 Development Variance Permit
in order to alter an existing free-standing sign with an electronic message board.

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

The Applicant was in attendance and provided the following comments:

- When investigating the possibility of altering the existing sign, he was given an indication that there would not be a problem. He was aware that there would be certain conditions and that the variance fee would be \$1,006.
- When applying he was advised that the fee would be \$2,006 as there would be development permit also required, the fee was negotiated to \$1,500. He was then told that the application would not be approved; he understood that there was a pilot program for electronic message boards in the By-law. He noted that gas stations have electronic signage to display their gas prices.
- He was advised by staff that he would have to agree that the electronic signage would not flash or change message. Then he was told that these signs are not allowed on private property. He would not have applied and paid the fees if he had been told this when he first spoke with staff.

Staff provided the following comments:

- The three year test is referring to the digital signage pilot project that is underway now, that was approved in September 2009.
- The signs in the pilot project are going up on City property, anyone can purchase advertising time from the contractor, they are not City signs, they are going up on a commercial basis.

It was	Moved by Councillor Gill Seconded by Councillor Villeneuve That Application 7910-0152-00 be denied. <u>Carried</u> with Councillor Hunt against
RES.R10-1359	

It was	Moved by Councillor Hunt Seconded by Councillor Martin That the application fee for Application 7910-0152-00 be refunded to the applicant.
RES.R10-1360	<u>Carried</u>

5. **7910-0112-00**
14377 - 64 Avenue
Dalbir Dosanjh, Sullivan Corner Holdings /
Sullivan Corner Holdings Ltd., Inc. No. BCo767810
 Rezoning from C-4 to CD (based on C-4)
in order to allow additional permitted uses including office uses and general service uses to an existing commercial building.

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. a By-law be introduced to rezone the subject site from "Local Commercial Zone (C-4)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) completion of the garbage screen area on the development that was approved under application No. 7904-0209-00.

RES.R10-1361 Carried

It was suggested that the Applicant be made aware of this key corner and Council's concern for the proliferation of signage in the area.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17234" pass its first reading.

RES.R10-1362 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17234" pass its second reading.

RES.R10-1363 Carried

It was 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. 17234" be held at the City
 Hall on Monday, September 13, 2010, at 7:00 p.m.

RES.R10-1364 Carried

6. 7910-0086-00
 13147 - 76 Avenue
 Samuel Chan, Ionic Architecture Inc. / 581486 B.C. Ltd., Inc. No. 581486
Director Information: Surinder Dhaliwal
Officer Information as at March 12, 2009: Surinder Singh Dhaliwal
(President, Secretary)
 Rezoning from IL and CD (By-law No. 15851) to CD (based on IL and IB) /
 Development Variance Permit
*in order to include furniture store as a permitted use as well as relax the minimum
 rear yard setback for a proposed industrial building.*

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 "Light Impact Industrial Zone (IL)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By-law No. 15851) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7910-0086-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the CD Zone from 7.5 metres (25 ft.) to 2.44 metres (8 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, dedications 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) the applicant amend the existing statutory right-of-way document registered on title (BA503794) in order to provide a 6 metre (19.7 ft.) wide greenway/pathway which extends north of the subject property along the adjacent railway corridor.

RES.R10-1365

Carried with Councillor Bose opposed.

RES.R10-1366 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17235" pass its first reading.
Carried with Councillor Bose opposed.

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

RES.R10-1367 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17235" pass its second reading.
Carried with Councillor Bose opposed

RES.R10-1368 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. 17235" be held at the City
Hall on Monday, September 13, 2010, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

7. **7910-0176-00**
10280 City Parkway
Rod Bolivar, Bolivar Holdings / 51561 BC Ltd.
Director Information: Barbara Eslake / Michael Fred Steiner
Officer Information as at October 3, 2009
Michael Fred Steiner (President)
Development Variance Permit
in order to permit the installation of a fascia sign along the side of the commercial building and to permit the fascia signage to extend beyond the roof line of the building.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council approve Development Variance
Permit No. 7910-0161-00, (Appendix II) varying the following, to proceed to Public Notification:

- (a) Section 27(2)(a), Signs in Commercial/Industrial Zones of Surrey Sign By-law No. 13656, is varied to permit fascia signs along the premise frontage of the building; and

- (b) Section 27(2)(e), Signs in Commercial/Industrial Zones of Surrey Sign By-law No. 13656, is varied to permit fascia signs to extend beyond the roof line of the building.

RES.R10-1369

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

8. **7910-0084-00**
18537 - 54 Avenue
Michael Helle, Coastland Engineering & Surveying Ltd. /
Kulwinder S. Dhimi and Karminder S. Dhimi
 Rezoning from RA to CD (based on RH-G)
in order to allow subdivision into two (2) suburban single family 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 Martin
 That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant on proposed Lot 1 to increase the west side yard setback to 7.5 metres (25 ft.) to the side of the principal building for tree preservation purposes.

RES.R10-1370

Carried

RES.R10-1371 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17236" pass its first reading.
Carried

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

RES.R10-1372 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17236" pass its second reading.
Carried

RES.R10-1373 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. 17236" be held at the City
Hall on Monday, September 13, 2010, at 7:00 p.m.
Carried

FLEETWOOD/GUILDFORD

9. 7910-0037-00

8713 - 158 Street

Sam Hooge, Abbott Kinney Lands Ltd. / Pete Klassen Millwork & Const. Ltd.
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 23 townhouse units.

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "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.
5. Council authorize staff to draft Development Permit No. 7910-0037-00 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 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 identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (e) the applicant adequately address the impact of no indoor amenity space;
 - (f) registration of an 8.7-metre (29 ft.) wide statutory right-of-way for public rights of passage along the south property line of the subject site that includes a 1.2-metre (3.9 ft.) wide boulevard and 1.5-metre (4.9 ft.) wide sidewalk; and
 - (g) registration of a statutory-right-of-way for public rights of passage to allow for potential future circulation with the adjacent property to the north (8725 - 158 Street).

RES.R10-1374

Carried

It was

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

By-law, 1996, No. 12900, No. 270 Amendment By law 2010, No. 17237" pass its first reading.

RES.R10-1375

Carried

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

- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 270 Amendment By law 2010, No. 17237" pass its
second reading.
RES.R10-1376 Carried
- It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 270 Amendment By law 2010,
No. 17237" be held at the City Hall on Monday, September 13, 2010, at 7:00 p.m.
RES.R10-1377 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17238" pass its first reading.
RES.R10-1378 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. 17238" pass its second reading.
RES.R10-1379 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. 17238" be held at the City
Hall on Monday, September 13, 2010, at 7:00 p.m.
RES.R10-1380 Carried

NEWTON

10. **7910-0125-00**
14746 - 56B Avenue
Jasbir Singh Luddu and Sandesh Luddu
Restrictive Covenant Amendment (Building Scheme)
in order to allow for three (3) bedrooms on the main floor of the house.

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

RES.R10-1381 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve amendments to the
 Building Scheme as discussed in the report.
Carried

11. 7910-0017-00

6358 - 142 Street

**Barnett Dembek Architects / Olive Jean Staples, Daniel Jerome Staples,
 William Melville Staples and Robert Shawn Staples**

NCP Amendment from "Townhouses 15 upa max." to "Townhouses 25 upa max"
 Rezoning from RA to CD (based on RM-30) / Development Permit
*in order to permit the development of a 40-unit townhouse development and
 protection of riparian area as 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) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0017-00 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) input from Senior Government Environmental Agencies;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
- (g) registration of an easement or license agreement with the City to establish access for the project over the riparian land being dedicated/conveyed to the City.

4. Council pass a resolution to amend South Newton Neighbourhood Concept Plan to redesignate the land from "Townhouse 15 upa" to "Townhouse 25 upa max" when the project is considered for final adoption.

RES.R10-1382 Carried with Councillor Bose opposed.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17239" pass its first reading.

RES.R10-1383 Carried with Councillor Bose opposed.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17239" pass its second reading.

RES.R10-1384 Carried with Councillor Bose opposed.

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. 17239" be held at the City Hall on Monday, September 13, 2010, at 7:00 p.m.

RES.R10-1385 Carried

- 12. 7909-0263-00**
6128 - 142 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / Surinder Kaur Hare
Rezoning from RA to RF-12
in order to allow subdivision into twenty-four 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 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, including dedication of a 6 metre (20 ft.) wide pedestrian walkway and additional parkland for a greenbelt connection to the future neighbourhood park;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant address the shortfall in tree replacement.

RES.R10-1386

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

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

Amendment By-law, 2010, No. 17240" pass its first reading.

RES.R10-1387

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. 17240" pass its second reading.

RES.R10-1388

Carried

It was suggested that staff request the Applicant to review the tree retention on the subject site.

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. 17240" be held at the City Hall on Monday, September 13, 2010, at 7:00 p.m.

RES.R10-1389

Carried

SOUTH SURREY

13. **7910-0126-00**
15977 – 26 Avenue
Maciej Dembek / Phoenix Star Enterprises Limited, Inc. No. 0768562
 Development Variance Permit
in order to reduce the west yard setback of Units 36, 37, 38, 41 and 42 to accommodate a deck.

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That Council approve Development Variance Permit No. 7910-0126-00, (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum west yard setback of the CD Zone from 6.1 metres (20 ft.) to 5.4 metres (17.7 ft.).

RES.R10-1390

Carried

14. **7910-0139-00**
2925 King George Boulevard
Dave Boswell, Focus Architecture Inc. /
New Cory Investments Inc., Inc. No. 0600784
 Development Permit
in order to permit exterior modifications to a townhouse project under construction.

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 the attached Development Permit No. 7910-0139-00 (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.R10-1391

Carried

SURREY CITY CENTRE/WHALLEY

15. **7910-0130-00**
13458 – 107A Avenue
Mark van der Zalm, van der Zalm and Associates / City of Surrey
 Development Permit
in order to permit the development of a covered skateboard park and outdoor recreation area at the Chuck Bailey Recreation Centre.

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 the attached
 Development Permit No. 7910-0130-00 (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.R10-1392

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

16. **7909-0250-00**
17690 and 17720 – 12 Avenue
J. Bergen, Pilot Grove Developments / Robert Gordon Baldwin /
William Herbert Baldwin /
Executors of the Estate of Jeffrey Albert Baldwin, Deceased
 Non-farm use under Section 25 of the ALC Act / Rezoning from A-1 to CD (based on A-1 and IA)
in order to permit the development of a commercial composting facility in the ALR.

The General Manager of Planning & Development was recommending that the report be received for information.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That J. Bergen, Pilot Grove Developments,
 the Applicant be heard before Council.

RES.R10-1393

Carried

Jake Bergen, President of Pilot Grove Developments, the applicant was in attendance and provided the following comments:

- A site plan was provided for Council's perusal, and it was noted that farming is 70% and composting is 30% of the site.

- City's Peer Review Consultant refers to the operation as 'large scale'; however, it is not large scale according to the Ministry of Environment's guidelines as it will be less than 40,00 cubic meters and should be reviewed as such.
- Pilot Grove Farms has reviewed most Agricultural Land Reserve properties in Surrey, and this site is the most appropriate because Pilot Grove Farms want to create a full life cycle farm.
- The Agricultural Land Commission decision will be made next month.

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the letter from Phoenix Environmental
Services Ltd, dated July 26, 2010, regarding their review of section 4.9, Buffer
Zones, be received.

RES.R10-1394

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the petition of 1007 signatures in
support of project, and cover letter dated July 19, 2010, be received.

RES.R10-1395

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Bose
That Council receive the information
regarding Application No. 7909-0250-00 and await the Agricultural Land
Commission decision regarding this Application.

RES.R10-1395A

Carried with Councillor Villeneuve opposed.

C. CORPORATE REPORTS

1. The Corporate Reports under date of July 26, 2010 were considered and dealt with as follows:

Item No. L005 Amendment to the Rosemary Heights Central
Neighbourhood Concept Plan Related to the Property at
3965 - 156 Street
File: 5400-15600; 6520-20 (Rosemary Heights Central)

The General Manager, Planning and Development submitted a report concerning
Amendment to the Rosemary Heights Central Neighbourhood Concept Plan
Related to the Property at 3965 - 156 Street.

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

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

1. Receive Corporate Report Loo5 as information;
2. Authorize staff to undertake a process to review the NCP land use designation for the property at 3965 – 156 Street including consultation with the community and provide a report back to Council complete with recommendations; and
3. Instruct the City Clerk to provide a copy of this report and the related Council resolution to the owner of the property at 3965 – 156 Street.

RES.R10-1396

Carried with Mayor Watts against**D. ITEMS TABLED BY COUNCIL****E. DELEGATIONS****F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BY-LAWS**

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17100"
 7909-0195-00 – Gurveer Singh Jason Samra, c/o Hunter Laird Engineering Ltd.,
 (Clarence Arychuk)
 RA to RF (BL 12000) – 15074 – 68 Avenue - to allow subdivision into seven
 single family lots and retain an existing dwelling.

Approved by Council: December 14, 2009

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 17100" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R10-1397

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16471"
7906-0330-00 - Heritage Village Homes Limited,
c/o CitiWest Consulting Ltd. (Dexter Hirabe)
RA to RF-SD and RF-9 (BL 12000) - 7012 - 144 Street (also shown as
7014 - 144 Street) and 7022 - 144 Street - to permit subdivision into 5 single
family small lots and 7 semi-detached lots.

Approved by Council: October 1, 2007

Note: The Public Hearing on this application was held on October 15, 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 (see memorandum dated July 19, 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. This building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.
- * Planning & Development further advise that it is now in order for Council to pass a resolution to amend the East Newton South Neighbourhood Concept Plan to redesignate the site from "Townhouses (Max 15 UPA)" to "Semi-Detached" and "Single Family Small Lots".

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend the East Newton South
Neighbourhood Concept Plan be redesignated from "Townhouses (Max 15 UPA)"
to "Semi-Detached" and "Single Family Small Lots".

RES.R10-1398

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2007, No. 16471" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1399

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16470"
7906-0310-00 - Balbir Singh Pannu, c/o CitiWest Consulting Ltd. (Dexter Hirabe)
RA to RF-SD and RF-9 (BL 12000) - 14432 - 70A Avenue - to permit
subdivision into 5 semi-detached residential lots and 4 single family small
lots.

Approved by Council: October 1, 2007

Note: The Public Hearing on this application was held on October 15, 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 (see memorandum dated July 19, 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. This building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

* Planning & Development further advise that it is now in order for Council to pass a resolution amending the East Newton South Neighbourhood Concept Plan to redesignate the site from "Townhouses (Max 15 UPA)" to "Semi-Detached" and "Single Family Small Lots".

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend the East Newton South
Neighbourhood Concept Plan be redesignated from "Townhouses (Max 15 UPA)"
to "Semi-Detached" and "Single Family Small Lots".

RES.R10-1400 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2007, No. 16470" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1401 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17006"
7908-0297-00 - XL Ironworks Ltd., c/o XL Ironworks Ltd. (Garry Kerrison)
RA to IH (BL 12000) - 12750 - 82 Avenue - to allow consolidation on two (2)
lots to legalize an existing steel manufacturing business.

Approved by Council: September 14, 2009

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17006" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1402 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17119"
7909-0144-00 - Iqbal Singh Grewal
RA to RH (BL 12000) - 18442 - No. 10 Highway (56 Avenue) - to allow
subdivision into two (2) single family lots.

Approved by Council: January 11, 2010

- * Planning & Development advise that (see memorandum dated July 21, 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. This 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, 2010, No. 17119" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1403

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No.17156"
7909-0245-00 - 0765460 B.C. Ltd., c/o CitiWest Consulting Ltd. (Roger Jawanda)
RA to RF (BL 12000) - 6289 - 148 Street - to allow subdivision into
approximately 12 single family residential lots.

Approved by Council: March 22, 2010

- * Planning & Development advise that (see memorandum dated July 21, 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. This 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, 2010, No.17156" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1404

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17157"
7909-0246-00 - Daljit S. and Daljeet K. Gill, Hardish K. Dosanjh and
Jatinder K. Virk, c/o CitiWest Consulting Ltd. (Roger Jawanda)
RA to RF (BL 12000) - 6282 - 146 Street - to allow subdivision into
approximately 13 single family residential lots.

Approved by Council: March 22, 2010

- * Planning & Development advise that (see memorandum dated July 21, 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. This 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, 2010, No. 17157" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1405

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17158"
7909-0247-00 - 0750006 B.C. Ltd., c/o CitiWest Consulting Ltd. (Roger Jawanda)
RA to RF-9 and RF-12(BL 12000) - 6261 - 148 Street - to allow subdivision
into approximately 14 single family residential lots.

Approved by Council: March 22, 2010

- * Planning & Development advise that (see memorandum dated July 21, 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. This 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, 2010, No. 17158" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1406

Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 252 Amendment By-law, 2009, No. 17085"
7909-0044-00 - Malkiat Singh Athwal and Balvinder Kaur Athwal,
c/o CitiWest Consulting Ltd (Roger Jawanda)
To redesignate the site located at 5986 – 124A Street from Suburban (SUB) to Urban (URB).

Approved by Council: November 30, 2009

Note: This By-law is proceeding in conjunction with By-law No. 17086.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 252 Amendment By law, 2009, No. 17085" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1407

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17086"
7909-0044-00 - Malkiat Singh Athwal and Balvinder Kaur Athwal,
c/o CitiWest Consulting Ltd (Roger Jawanda)
RA to RF (BL 12000) – 5986 – 124A Street - to allow subdivision into two single family lots.

Approved by Council: November 30, 2009

Note: This By-law is proceeding in conjunction with By-law No. 17085.

- * Planning & Development advise that (see memorandum dated July 20, 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. This 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. 17086" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1408

Carried

11. "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"
7910-0044-00 - Owners of Strata NWS2086, c/o Aplin & Martin Consultants Ltd.
(Sandi Drew)

Land Use Contract Amendment - to authorize an amendment to Land Use Contract No. 581 to permit relocation and expansion of a licensed liquor store within an existing light industrial complex on the property located at 8555 to 8593 - 132 Street.

Approved by Council: June 21, 2010

It was Moved by Councillor Gill
Seconded by Councillor Steele
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" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1409

Carried with Councillor Hunt against

12. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 259 Amendment By-law, 2010, No. 17149"
7909-0103-00 - Enver Creek Homes Ltd., c/o Ionic Architecture Inc. (David Love)
To authorize the redesignation of a portion of the property 7177 - 179 Street from Suburban (SUB) to Urban (URB).

Approved by Council: March 22, 2010

This By-law is proceeding in conjunction with By-law 17150.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 259 Amendment By law, 2010, No. 17149" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1410

Carried

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17150"
7909-0103-00 - Enver Creek Homes Ltd., c/o Ionic Architecture Inc. (David Love)
RA to CD (BL 12000)- 7177 - 179 Street - to permit the development of 18 townhouse units.

Approved by Council: March 22, 2010

This By-law is proceeding in conjunction with By-law 17149.

Note: See Development Permit 7909-0103-00 under Clerk's Report, Item I.1(c)

- * Planning & Development advise (see memorandum dated July 22, 2010 in by-law back-up) that it is now in order for Council to pass a resolution amending the North Cloverdale West Neighbourhood Concept Plan to redesignate the land from "Open Space/Linear Park/Buffer and Townhouse Cluster (10-12 upa)" to "Townhouse (15 upa)".

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Council amend the North Cloverdale West Neighbourhood Concept Plan be redesignated from "Open Space/Linear Park/Buffer and Townhouse Cluster (10-12 upa)" to "Townhouse (15 upa)".

RES.R10-1411

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17150" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1412

Carried

14. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 239 Amendment By-law, 2009, No. 16906"
7908-0050-00 - Shindo Sanghera, Harpinder Sanghera, Rajwant Sanghera, Navdeep Sanghera, Amrik Sanghera, Gurnam and Jaswant Ahluwalia, Jasprit and Gurmeet Grewal, c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
To authorize the redesignation of the site located at 5916, 5928, and 5966 - 126 Street from Suburban (SUB) to Urban (URB).

Approved by Council: March 30, 2009

This by-law is proceeding in conjunction with By-law 16907A/B.

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 239 Amendment By law, 2009, No. 16906" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1413

Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16907A"
7908-0050-00 - Shindo Sanghera, Harpinder Sanghera, Rajwant Sanghera, Navdeep Sanghera, Amrik Sanghera, Gurnam and Jaswant Ahluwalia, Jasprit and Gurmeet Grewal, c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
RA to CD (BL 12000) - Block B - Portions of 5916, 5928, and 5966 - 126 Street - to allow subdivision into 9 single family lots.

Approved by Council: March 30, 2009

This by-law is proceeding in conjunction with By-laws 16906 & 16907B.

- * Planning & Development advise that (see memorandum dated July 22, 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. This building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.
- * Planning & Development further advise that following third reading of the By-law, the applicant requested the Comprehensive Development Zone (CD) By-law be amended to change the floor area required to be reserved for a garage or carport from 67 square metres (720 sq. ft.) to 45 square metres (480 sq. ft.). This change will allow for the reservation of enough space to allow for a double-car garage. As a result, it is recommended that the By-law be amended accordingly prior to proceeding to Final Adoption.
- * In addition, Planning & Development advise it is now in order for Council to pass a resolution amending the West Newton/Highway 10 Neighbourhood Concept Plan to allow for a change to the location of the proposed road (59 Avenue).

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council rescind Resolution R09-660 of
 the April 20, 2009 Regular Council-Public Hearing meeting passing Third Reading
 of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16907A".
 RES.R10-1414 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That Council amend "Surrey Zoning By-law,
 1993, No. 12000, Amendment By-law, 2009, No. 16907A" in Section D.2(b) as
 reflected in the by-law back-up memorandum.
 RES.R10-1415 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16907A" pass its third reading as amended.
 RES.R10-1416 Carried

- RES.R10-1417
- It was Moved by Councillor Gill
Seconded by Councillor Hepner
That Council amend the West
Newton/Highway 10 Neighbourhood Concept Plan be amended to allow for a
change to the location of the proposed road (59 Avenue).
Carried
- RES.R10-1418
- It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16907A" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.
Carried

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16907B"
7908-0050-00 - Shindo Sanghera, Harpinder Sanghera, Rajwant Sanghera,
Navdeep Sanghera, Amrik Sanghera, Gurnam and
Jaswant Ahluwalia, Jasprit and Gurmeet Grewal,
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
RA to RF (BL 12000) - Block A - Portions of 5916, 5928, and 5966 - 126 Street
to allow subdivision into 14 single family lots.

Approved by Council: March 30, 2009

This by-law is proceeding in conjunction with By-laws 16906 & 16907A.

- RES.R10-1419
- It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16907B" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.
Carried

17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16884"
7908-0094-00 - Peter Banicevic, c/o McElhanney Consulting Services Ltd.
(Darren Braun)
RA to RF-9S (BL 12000) - Portion of 19038 - 68 Avenue - to allow
subdivision into 14 special single family lots and one remnant portion for
future business park.

Approved by Council: February 23, 2009

- * Planning & Development advise that (see memorandum dated July 21, 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. This building scheme will be registered concurrently
with the subdivision plan pursuant to Section 220 of the Land Title Act.

A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

- * Planning & Development further advise that it is now in order for Council to pass a resolution to amend the East Clayton Neighbourhood Concept Plan to redesignate a portion of the site from "Business Park" to "Special Residential 10 to 15 u.p.a."

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That Council amend the East Clayton
Neighbourhood Concept Plan be amended to redesignate a portion of the site from
"Business Park" to "Special Residential 10 to 15 u.p.a."

RES.R10-1420

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16884" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1421

Carried

18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008 No. 16630"
7907-0138-00 - Jagir Boyal, Narinder Sheenh, Amardeep S. Mandair,
Satveer Mandair, c/o Yamamoto Architecture Inc.
(Taizo Yamamoto)
RF to CD (BL 12000) - 9075 - 150 Street, 14975 - 90A Avenue, 14984 and
14992 Fraser Highway - to permit the development of 15 townhouse units.

Approved by Council: April 14, 2008

Note: See Development Permit 7907-0138-00 under Clerk's Report, Item I.1(d)

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008 No. 16630" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1422

Carried

19. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 97 Amendment By-law, 2009, No. 17097"
7909-0097-00 - R.M.D. Enterprises Ltd. and the City of Surrey,
c/o Pacific Land Group
To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading "Temporary Industrial Use Permit Areas" by adding a new heading "Temporary Industrial Use Permit Area No. 35 - Cardlock Fuelling Facility". This application will permit the construction of a cardlock fuel dispensing facility on the properties located at 10752, 10734, 10768 Timberland Road and 11807 Tannery Road for a period not to exceed two years.

Approved by Council: December 14, 2009

Note: See Temporary Industrial Use Permit No. 7909-0097-00 under Clerk's Report, Item I.2(a)

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 97 Amendment By-law, 2009, No. 17097" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1423

Carried

MISCELLANEOUS

20. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17207"
7910-0041-00 - Estate of Mary Santo, c/o Abbot Kinney Lands Ltd. (Ted Dawson)
RF to CD (BL 12000) - 2497 - 156 Street - to permit the development of a 20-unit townhouse development.

Approved by Council: June 21, 2010

- * Planning & Development advise that (see memorandum dated July 20, 2010) following third reading of By-law 17207, a typographical error was found in Section F. Yards and Setbacks in the accompanying by-law. The minimum rear yard setback permitted in the by-law reflected 8.6 metres (28 feet) where as it should reflect 8.00 metres (26 feet). Council is requested to amend By-law 17207 accordingly. This proposed amendment does affect land use or density. A new Public Hearing is not required.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council rescind Resolution R10-1319 of the July 12, 2010 Regular Council-Public Hearing meeting passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17207"

RES.R10-1424

Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Permit No. 7908-0306-00
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.R10-1428

Carried

- (c) **Development Permit No. 7909-0103-00**
Enver Creek Homes Ltd., Inc. No. 0542164
David Love, Ionic Architecture Inc.
7177 - 179 Street

Note: See By-law No. 17150 under Item H.13

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

It was Moved by Councillor Hepner
Seconded by Councillor Martin
That Development Permit No. 7909-0103-00
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.R10-1429

Carried

- (d) **Development Permit No. 7907-0138-00**
Jagir Kaur Boyal,
Narinder Sheenh, Satveer & Amardeep Mandair
Doug Johnson, Douglas R. Johnson Architect Ltd.
14984 and 14992 Fraser Highway
14975 - 90A Avenue; 9075 - 150 Street

Note: See By-law No. 16630 under Item H.18

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

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That Development Permit No. 7907-0138-00
 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.R10-1430

Carried

2. Formal Approval of Temporary Use Permits

- (a) **Temporary Industrial Use Permit No. 7909-0097-00**
City of Surrey and R.D.M. Enterprises Ltd.
c/o Pacific Land Group
 10734, 10752, 10768 Timberland Road, and 11807 Tannery Road

To permit the construction of a cardlock fuel dispensing facility for a
 period not to exceed two years.

Note: See By-law 17097 under Item H.19

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

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That Temporary Commercial Use Permit
 No. 7909-0097-00 be issued to the City of Surrey and R.D.M. Enterprises
 Ltd. to permit the construction of a cardlock fuel dispensing facility for a
 period not to exceed two years on the sites more particularly described as
 Lot 4, Block 7 District Lot 7, Group 2, New Westminster District, Plan 546;
 Lot 5, Block 7, District Lots 7 and 8, Group 2, New Westminster District,
 Plan 546; Lot 6, Block 7, District Lots 7 and 8, Group 2, New Westminster
 District, Plan 546, and Parcel 1 (Statutory Right-of-Way Plan LMP21201) of
 Lot A, District Lot 7, Group 2, New Westminster District, Plan LMP14067,
 Except Plan BCP33957, and that the Mayor and Clerk be authorized to sign
 the necessary documents.

RES.R10-1431

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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


do now adjourn.

RES.R10-1432


Carried

The Regular Council- Land Use meeting adjourned at 6:13 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts