

**Present:**

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

**Absent:**

**Councillors Entering  
Meeting as Indicated:**

**Staff Present:**

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

**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE/CLAYTON**

- 1. 7910-0184-00**  
**7228 - 192 Street**  
**Mark Ankenman, Ankenman Associates Architects Inc. / GND Enterprises Ltd., Inc. No. BCo884867**  
Development Permit / Development Variance Permit  
*in order to permit the development of a one-storey neighbourhood commercial building and to vary building setbacks.*

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 Rescind Resolution

No. Ro8-1427 of the June 16, 2008 Regular Council - Public Hearing Meeting approving Development Variance Permit No. 7906-0415-00.

RES.R10-2034

Carried

RES.R10-2035

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Council Rescind Resolution  
No. R09-2082 of the November 30, 2009 Regular Council - Land Use Meeting  
approving Development Permit No. 7906-0415-00.  
Carried

RES.R10-2036

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

1. Council authorize staff to draft Development Permit No. 7910-0184-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0184-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) to the building face; and 1.5 metres (5.0 ft.) to the roof projection;
  - (b) to reduce the minimum west side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) to the building face; and 0.50 metre (1.6 ft.) for the roof projection;
  - (c) to reduce the minimum east side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 5.3 metres (17 ft.) to the building face; and 4.3 metres (14 ft.) to the roof projections; and
  - (d) to reduce the minimum landscaping strip of the C-5 Zone from 1.5 metres (5 ft.) to 0 metre along the west and south lot lines.
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 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) issuance of Development Variance Permit No. 7910-0184-00.  
Carried

FLEETWOOD/GUILDFORD

2. **7910-0263-00**  
**8695 – 160 Street**  
**Don Andrew, Creekside Architects / Pioneer Designs (Monterosso) Corp.**  
 Development Permit  
*in order to permit the development of a 4-storey mixed-use residential/commercial building consisting of 54 residential units and two ground floor commercial 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. Council approve the applicant's request to reduce the amount of required indoor amenity space from 162 square metres (1,744 sq. ft.) to 145 square metres (1,562 sq. ft.).
2. Council authorize staff to draft Development Permit No. 7910-0263-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized landscape plan and landscape cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (c) the applicant adequately address the impact of reduced indoor amenity space.

RES.R10-2037

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

3. **7907-0204-00**  
**Portion of 6685 – 192 Street**  
**Harald Trepke, Lakewood Beech Developments Ltd. / Lakewood Beech Developments Ltd.**  
 OCP Amendment from Urban to Multiple Residential  
 NCP Amendment from 15-25 upa (Medium to High Density) to 22-45 upa (High Density) / Rezoning from RA to CD (based upon RM-45) / Development Permit  
*in order to allow for the development of 4 townhouse units, 49 apartment units and 23 "carriage house" 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 amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 228 square metres (2,454 sq. ft.) to 59.4 square metres (639 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7907-0204-00 in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout, including road dedication, 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) 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;

- (g) registration of a Section 219 Restrictive Covenant for "no build" on the northern portion of the subject site until future consolidation with the adjacent property (6725 - 192 Street Diversion);
- (h) the applicant adequately address the impact of reduced indoor amenity space;
- (i) registration of a reciprocal access easement agreement with the triangular portion located to the north (eastern portion of hooked lot 6725 - 192 Street Diversion); and
- (j) registration of a Section 219 Restrictive Covenant for "no build" on the western portion of the subject lot until future consolidation with the two adjacent triangular lands to the north and south of the subject lot.

7. Council pass a resolution to amend East Clayton NCP to redesignate the subject site from 15-25 upa (Medium-High Density) to 22-45 upa (High Density) when the project is considered for final adoption.

RES.R10-2038

Carried

Council expressed concern regarding the traffic pattern and the RF lots once the development is completed and questioned why the RF9 C lots are not being cleared up at the time. Staff reported they are looking to improve the linkages in the area. The Developer shared they are in negotiation with the owner of the property and an application will be addressed when the filtration pond is removed.

It was

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

By-law, 1996, No. 12900, No. 277 Amendment By law 2010, No. 17292" pass its first reading.

RES.R10-2039

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. 277 Amendment By law 2010, No. 17292" pass its second reading.

RES.R10-2040

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. 277 Amendment By law 2010, No. 17292" be held at the City Hall on December 13, 2010, at 7:00 p.m.

RES.R10-2041

Carried

RES.R10-2042 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17293" pass its first reading.  
Carried

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

RES.R10-2043 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17293" pass its second reading.  
Carried

RES.R10-2044 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. 17293" be held at the City  
Hall on December 13, 2010, at 7:00 p.m.  
Carried

Councillor Hunt declared a conflict of interest due to owning property adjacent to the property of 15117 – 67 Avenue and left the meeting at 5:45 p.m.

## NEWTON

4. **7910-0186-00**  
**15117 – 67 Avenue**  
**McElhanney Consulting Services Ltd. / Malkit Singh Athwal and**  
**Jaswinder Kaur Athwal**  
Rezoning from RA to RF / Development Variance Permit  
*in order to allow subdivision into 6 single family lots with adjacent RF-zoned property at 15131 – 66A Avenue and to vary front and side yard setbacks to retain the existing dwelling and accessory building (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 Steele  
That:

1. a By-law be introduced to rezone the subject site (15117 – 67 Avenue) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.



2. Council approve Development Variance Permit No. 7910-0186-00, (Appendix VI) varying the following provisions of the RF Zone, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback for an existing principal building from 7.5 metres (24.6 ft.) to 3.8 metres (12.5 ft.); and
  - (b) to reduce the minimum side yard setback for an existing accessory building from 1.0 metre (5.9 ft.) to 0.5 metre (1.6 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a finalized Lot Grading Plan to the satisfaction of the Manager, Building Division;
  - (d) registration of a Section 219 Restrictive Covenant to ensure tree retention and protection; and
  - (e) registration of a Section 219 Restrictive Covenant over proposed Lot 6 to ensure the removal of the existing dwelling and accessory building at the time of future subdivision.

RES.R10-2045

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17294" pass its first reading.

RES.R10-2046

Carried

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17294" pass its second reading.

RES.R10-2047

Carried

It was then

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17294" be held at the City  
 Hall on December 13, 2010, at 7:00 p.m.

RES.R10-2048

Carried

5. **7906-0400-00**  
**5968 – 124A Street**  
**Dexter Hirabe, Urban Lands Consulting / Jagjit Singh Bains and**  
**Jaswinder Kaur Bains**  
OCP Amendment from Suburban to Urban / Rezoning from RA to RF  
*in order to allow subdivision into two single family lots.*

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

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

1. a By-law be introduced to 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 and Infrastructure;
  - (d) registration of a Section 219 Restrictive Covenant for "no build" on the south portion of the subject property until future consolidation with the adjacent property (5958 - 124A Street);
  - (e) the applicant adequately address the shortfall in tree replacement;
  - (f) demolition of existing building and structures to the satisfaction of the Planning and Development Department; and



- (g) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning and Development.

RES.R10-2049 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 278 Amendment By law 2010, No. 17295" pass its first reading.

RES.R10-2050 Carried

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

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 278 Amendment By law 2010, No. 17295" pass its second reading.

RES.R10-2051 Carried

It was then Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 278 Amendment By law 2010,  
No. 17295" be held at the City Hall on December 13, 2010, at 7:00 p.m.

RES.R10-2052 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17296" pass its first reading.

RES.R10-2053 Carried

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

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17296" pass its second reading.

RES.R10-2054 Carried

It was then Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17296" be held at the City  
Hall on December 13, 2010, at 7:00 p.m.

RES.R10-2055 Carried

6. **7906-0051-00**  
**13063 – 56 Avenue**  
**Richard Brooks, H.Y. Engineering Ltd. / Dipender-Pal Kaur Gurm**  
 Development Variance Permit  
*in order to permit the retention of an existing swimming pool and pool shed.*

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 Development Variance  
 Permit No. 7906-0051-00, (Appendix II) varying the following, to proceed to Public  
 Notification:

- (a) to reduce the minimum side yard on flanking street setback of the RH  
 Zone from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) for the existing pool and  
 to 2.3 metres (8 ft.) for the existing pool shed.

RES.R10-2056

Carried

#### SURREY CITY CENTRE/WHALLEY

7. **7910-0253-00**  
**13750 – 96 Avenue**  
**Tony Gill, IBI / Fraser Health Authority**  
 Development Permit  
*in order to permit the renovation of two existing Surrey Memorial Hospital  
 buildings.*

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

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7910-0253-00 (Appendix IV).

RES.R10-2057

Carried

8. **7910-0242-00**  
**13646 – 94A Avenue**  
**Tony Gill, IBI / Fraser Health Authority**  
 Development Permit  
*in order to permit renovations to accommodate the development of a new care facility in an existing vacated seniors' assisted living building.*

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

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7910-0242-00 (Appendix II).  
 RES.R10-2058 Carried

9. **7910-0163-00**  
**10253 and 10267 – 141 Street**  
**Mr. Wojciech Grzybowicz / Amardip Nagra, Devinderjit Grewal,**  
**Jasmer Singh and Ranjodh Gill**  
 Rezoning from RF to CD (based on RM-30) / Development Permit  
*in order to permit the development of 21 townhouse units.*

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

It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
 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. 7910-0163-00 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;
- (g) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) 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;
- (i) the applicant adequately address the impact of no indoor amenity space; and
- (j) the applicant must enter into a Highway License Agreement with the Realty Division to allow the dedicated road along the western property line to be temporarily used as green space.

RES.R10-2059

Carried

It was

Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17297" pass its first reading.

RES.R10-2060

Carried

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

It was

Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17297" pass its second reading.

RES.R10-2061

Carried

It was then Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17297" be held at the City  
 Hall on December 13, 2010, at 7:00 p.m.

RES.R10-2062 Carried

**C. CORPORATE REPORTS**

**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, 2007, No. 16241"  
 7905-0290-00 - Kulwinderjit K. Kaila, c/o McElhanney Consulting Services Ltd.  
 (Genevieve Bucher)  
 RA to RH (BL 12000) - 5579 - 124 Street - to allow subdivision into two (2)  
 suburban half-acre lots.

Approved by Council: January 22, 2007

**Note:** The Public Hearing on this application was held on February 12, 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 November 24, 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 West Panorama Ridge Local Area Plan to redesignate the  
 site from "Suburban Residential One Acre" to "Suburban Residential Half Acre"

- RES.R10-2063
- It was Moved by Councillor Hepner  
Seconded by Councillor Villeneuve  
That Council amend the West Panorama Ridge Local Area Plan to redesignate the site from "Suburban Residential One Acre" to "Suburban Residential Half Acre"
- Carried
- RES.R10-2064
- It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16241" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
- Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16948"  
7908-0171-00 – Baldev Chahil, Harpreet Nagra, c/o Mike Kompter  
A-1 to CD (BL 12000) - 8254 – 170A Street - to allow subdivision into four (4) suburban residential lots.

Approved by Council: May 25, 2009

- \* Planning & Development advise that (see memorandum dated November 17, 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.

- RES.R10-2065
- It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16948" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
- Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 257 Amendment By-law, 2010, No. 17134"  
7907-0021-00 - Billkang Investments Ltd., c/o H.Y. Engineering Ltd.  
To redesignate the property at 14458 - 82A Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: March 1, 2010

This By-law is proceeding in conjunction with By-law 17135.



RES.R10-2066

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 257 Amendment By law, 2010, No. 17134" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17135"  
7907-0021-00 - Billkang Investments Ltd., c/o H. Y. Engineering Ltd.  
RH to RF (BL 12000) - 14458 - 82A Avenue - to allow subdivision into five  
(5) single family residential lots and open space to protect the riparian  
area.

Approved by Council: March 1, 2010

This By-law is proceeding in conjunction with By-law 17134.

- \* Planning & Development advise that (see memorandum dated November 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.

RES.R10-2067

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17135" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17234"  
7910-0112-00 - Sullivan Corner Holdings Ltd., c/o Dalbir Dosanjh  
C-4 to CD (BL 12000) - 14377 - 64 Avenue - to permit additional permitted  
uses including office uses and general service uses to an existing  
commercial building.

Approved by Council: July 26, 2010

RES.R10-2068

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17234" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

I. CLERK'S REPORT

1. Applications/By-laws/Permits to be Filed

- (a) **Rezoning & Development Permit Application No. 7909-0041-00**  
**Buldeep Dail and Kuldip Dail**  
 12543 Old Yale Road

Memo from the Manager, Area Planning & Development, North Division, Planning & Development advising that Rezoning and Development Permit Application No. 7909-0041-00 should be closed as an appropriate location for zoning within South Westminster, Port Kells or the Bridgeview area of Surrey could not be found.

Planning & Development are recommending to Council that Rezoning and Development Permit Application No. 7909-0041-00 be closed.

It was Moved by Councillor Hepner  
Seconded by Councillor Hunt  
That Rezoning and Development Permit  
 Application No. 7909-0041-00 be closed.  
Carried

RES.R10-2069

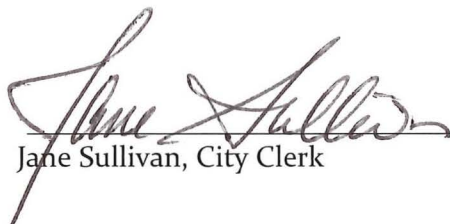
J. OTHER BUSINESS

K. ADJOURNMENT

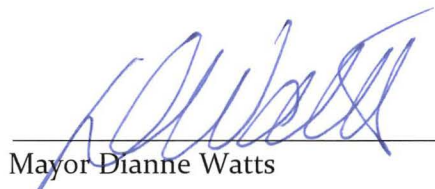
It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That the Regular Council - Land Use meeting  
 do now adjourn.  
 RES.R10-2070 Carried

The Regular Council- Land Use meeting adjourned at 5:49 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts