

Present:

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

Absent:**Staff Present:**

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

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SURREY CITY CENTRE/WHALLEY**

1. **7910-0183-00**
9522 - 120 Street
Irv Hildebrand, Alcatel-Lucent / Scott Town Holdings Inc., Inc. No. 0362001
Development Variance Permit
*in order to vary the height of a free-standing telecommunications tower from
12 metres (40 ft.) to 20 metres (66 ft.).*

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

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That Council approve Development Variance

Permit No. 7910-0183-00, (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary the Zoning By-law to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.).

RES.R11-696

Carried

with Mayor Watts opposed

CLOVERDALE/CLAYTON

- 2. **7910-0252-00**
6630 - 168 Street
Mr. Morrie Finn, Cascadia Tower Inc. / Daryl Richard Arnold and Lynn Arnold
 Development Variance Permit
in order to increase the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 43 metres (140 ft.).

The General Manager, Planning & Development was recommending that the application be referred back to staff.

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That Application 7910-0252-00 be referred back to staff to work with the applicant to explore alternative locations for the proposed free-standing telecommunications tower that accommodate the needs of the applicant.

RES.R11-697

Carried

FLEETWOOD/GUILDFORD

- 3. **7911-0080-00**
19077 - 95A Avenue
Jude Martell, Sheet Metal Workers Training Society / Sheet Metal Workers Training Centre Society, Inc. No. S-45146
 Development Variance Permit
in order to allow an addition to an existing industrial building in Port Kells, to accommodate ventilation equipment.

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. 7911-0080-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

RES.R11-698

Carried

NEWTON

4. 7908-0128-00
 6680 - 152 Street and 15231, 15309 and 15361 - 66 Avenue
 Mike Helle, Coastland Engineering & Surveying Ltd.
 0695661 B.C. Ltd., Inc. No. 0695661 Director Information:
 Jarnail Singh Purewall / Surinder Singh Purewall /
Officer Information: (as at May 21, 2007) / Jarnail Singh Purewall (President)
 / Surinder Singh Purewall (Secretary) /
 Elegant Holdings Ltd, Inc. No. 559520 /
 Sandhu Malri Holdings Inc., Inc. No. 0699102 /
 0726258 B.C. Ltd., Inc. No. 0726258
Director Information: Baljinder Pal Singh Athwal / Pavitar Kaur Sehmbeey /
 Charanjit Singh / Charanjit Kaur Sran / Officer Information: (as at June 2,
2008) / Charanjit Kaur Sran (President, Secretary)
 NCP Amendment to amend the drainage servicing concept and road pattern
 affecting the East Newton Business Park NCP / Rezoning from A-1 to CD (based on
 IB) / Development Permit
*in order to allow subdivision into fifteen (15) business park lots and one (1) future
 commercial lot and to establish parameters for the future development of these 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. Council file By-law No. 16977.
2. A By-law be introduced to rezone the subject site in land use application
 7908-0128-00 from General Agriculture Zone (A-1) (By-law No. 12,000) to
 Comprehensive Development Zone (CD) (By-law No. 12,000) and a date be
 set for Public Hearing.

RES.R11-699

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16977" be filed.

RES.R11-700

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17404" pass its first reading.

RES.R11-701

Carried

6. **7911-0077-00**
2970 King George Boulevard
Alastair King, Casbah Day Spa Inc / Strata Lot Owners
 Development Variance Permit
in order to permit projecting signs along the building elevations as prescribed in the Development Permit.

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. 7911-0077-00 (Appendix III) varying the following provisions of the Sign By-law, to proceed to Public Notification:

- (a) Section 27.5(a) to permit projecting signs along the building elevations as prescribed in the Development Permit No. 7906-0360-00.

RES.R11-705

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

7. **7910-0287-00**
9370 - 159 Street
Jake Sarwal / Ranjit Kaur Bains
 Restrictive Covenant amendment
in order to permit construction of an in-ground basement.

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Council approve the applicant's request to amend Building Scheme No. BB1285165 and Restrictive Covenant No. BB1285166 to permit an in-ground basement.

RES.R11-706

Carried

NEWTON

8. **7910-0309-00**
5898, 5874, 5844 and 5828 - 142 Street
Sam Hooge, Dawson & Sawyer Lands Ltd. / Terence John Knight and Margaret Teresa Knight / David Alec Wolowidnyk and Alec Wolowidnyk / Stanley George Gidora and Linda Diane Gidora / Ernest Donald Wood and Margaret Erestine Wood
NCP amendment from "Office Park" to "Townhouses 25 upa max." / Rezoning from RA to CD (based on RM-30) / Development Permit
in order to permit the development of 119 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 rezone the subject site in land use application 7910-0309-00 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. 7910-0309-00 in accordance with the attached drawings (Appendix IV).
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 357 square metres (3,808 sq. ft.) to 112 square metres (1200 sq. ft.).
4. 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 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (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; and
- (g) the applicant adequately address the impact of reduced indoor amenity space.

5. Council pass a resolution to amend South Newton NCP to redesignate the land from "Office Park" to "Townhouse 25 upa max." when the project is considered for final adoption.

RES.R11-707

Carried
with Councillors Bose and Villeneuve
opposed

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17405" pass its first reading.

RES.R11-708

Carried
with Councillors Bose and Villeneuve
opposed

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, 2011, No. 17405" pass its second reading.

RES.R11-709

Carried
with Councillors Bose and Villeneuve
opposed

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, 2011, No. 17405" be held at the City
Hall on Monday, May 30, 2011, at 7:00 p.m.

RES.R11-710

Carried

SURREY CITY CENTRE/WHALLEY

9. **7910-0291-00**
14211 - 110 Avenue
Avnash Banwait, Mainland Engineering (2007) Corp. / Jaspreet Kaur Phagura / Kulwinder Singh Phagura / Sharanpreet Singh Takhar / Amjot Kaur Takhar
 Rezoning from RM-D 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 Gill
 That:

1. a By-law be introduced to rezone the subject site in land use application 7910-0291-00 from "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Single Family Residential Zone(RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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; and
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R11-711

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17406" pass its first reading.

RES.R11-712

Carried

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

- RES.R11-713 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17406" pass its second reading.
Carried
- RES.R11-714 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, 2011, No. 17406" be held at the City
Hall on May 30, 2011, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of May 9, 2011 were considered and dealt with as follows:

Item No. L004 Proposed Amendments to the General Development Permit (Master Plan) and Rezoning By-law (By-law No. 17028) for the proposed Mixed-Use Development at 9998 – 176 Street, 10020 - 176 Street and 17626 Barnston Drive (Application No. 7908-0052-00)
File: 7908-0052-00

The General Manager, Planning and Development submitted a report to advise Council of changes to the proposed Development Permit/master plan, subdivision boundaries and Comprehensive Development Zone related to a proposed commercial and multiple residential development on a site in Fraser Heights.

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

A call for division of motion was made:

- RES.R11-715 It was Moved by Councillor Bose
Seconded by Villeneuve
That Council receive Corporate Report L004
as information.
Carried
- RES.R11-716 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Council authorizes staff to draft
Development Permit No. 7908-0052-00 in accordance with the revised site layout
(master plan) attached as Appendix I to Corporate Report L004.
Carried
with Councillor Bose opposed

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 269 Amendment By-law, 2010, No. 17226"
7910-0057-00 - Jasjit S. Bansal, Sucha S. and Balbir K. Thind, o885465 BC Ltd.,
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
To authorize the redesignation of the site located at 2759, 2775 and 2789 - 164 Street from Suburban (SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17227.

Approved by Council: July 12, 2010

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 269 Amendment By law, 2010, No. 17226" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

RES.R11-720

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17227"
7910-0057-00 - Jasjit S. Bansal, Sucha S. and Balbir K. Thind, Roy and Jean Stack,
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
RA to RF and RF-12 (BL 12000) - 2759, 2775 and 2789 - 164 Street - to allow subdivision into six (6) conventional single family lots and 15 single family small lots.

This By-law is proceeding in conjunction with By-law No. 17226.

Approved by Council: July 12, 2010

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17227" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

RES.R11-721

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 279 Amendment By-law, 2010, No. 17334"
7910-0254-00 - Mayfair Realty Ltd., c/o Coastland Engineering & Surveying Ltd.
To redesignate the property located at 16288 - 28 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: December 13, 2010

This By-law is proceeding in conjunction with By-law No. 17335.

RES.R11-722

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 279 Amendment By law, 2010, No. 17334" 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. 17335"
 7910-0254-00 - Mayfair Realty Ltd., c/o Coastland Engineering & Surveying Ltd.
 RA to RF and RF-12 (BL 12000) - 16288 - 28 Avenue - to permit subdivision
 into 7 single family residential lots.

Approved by Council: December 13, 2010

This By-law is proceeding in conjunction with By-law No. 17334.

RES.R11-723

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17335" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

6. "Surrey Land Use Contract No. 483, Authorization By-law, 1978, No. 5664,
 Partial Discharge By-law, 2011, No. 17380"
 7911-0009-00 - Laurence Anshell and Jodi Zak c/o Laurence Anshell
 To discharge LUC No. 483 from the property 13462 - 25 Avenue to allow the
 underlying RA-G Zone to come into effect and permit the construction of an
 accessory building.

Approved by Council: March 14, 2011

RES.R11-724

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Land Use Contract No. 483,
 Authorization By-law, 1978, No. 5664, Partial Discharge By-law, 2011, No. 17380" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.
Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17033"
 7907-0258-00 - Harcharan Singh Sendher, Avtar Singh Sendher,
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
 RA to RF (BL 12000) - 13153 - 60 Avenue - to allow subdivision into 6 single
 family lots.

Approved by Council: October 19, 2009

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17033" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R11-725 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17126"
7909-0201-00 - Gurdeep S.Pooni, Paramjit S. and Kamaljit S. Billen
c/o H.Y. Engineering Ltd. (Lori Joyce)
RA to RF (BL 12000) - 16195 - 80 Avenue - to allow subdivision into six
(6) single family lots.

Approved by Council: January 25, 2010

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17126" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R11-726 Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 268 Amendment
By-law, 2010, No. 17217"
7910-0051-00 - Baldip S. Sidhu, Jasdev S. Randhawa and Gurjit S. Sidhu,
c/o CitiWest Consulting Ltd. (Roger Jawanda)
To authorize the redesignation of the site located at 5482 - 188 Street from
Suburban (SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17218.

Approved by Council: July 12, 2010

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 268 Amendment By law, 2010, No. 17217" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R11-727 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17218"
7910-0051-00 - Baldip S. Sidhu, Jasdev S. Randhawa and Gurjit S. Sidhu,
c/o CitiWest Consulting Ltd. (Roger Jawanda)
RA to RF (BL 12000) - 5482 - 188 Street - to permit subdivision into
approximately 7 single family lots.

This By-law is proceeding in conjunction with By-law No. 17217.

Approved by Council: July 12, 2010

- * Planning & Development advise that (see memorandum dated May 3, 2011) 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 Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17218" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R11-728

Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16817"
7906-0305-00 - 0882742 B.C. Ltd., c/o Oceanwood Developments Ltd
(Jhari Thind)
RA to RF-SD (BL 12000) (Block B) - Portion of 6975 - 182 Street - to allow
subdivision into approximately 8 lots.

Approved by Council: November 24, 2008

This by-law is proceeding in conjunction with By-law 16818.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16817" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R11-729

Carried

with Councillor Bose opposed

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16818"
7906-0305-00 - 0882742 B.C. Ltd., c/o Oceanwood Developments Ltd
(Jhari Thind)
RA to CD (BL 12000) (Block A) - Portion of 6975 - 182 Street - to permit
subdivision into approximately 2 lots.

Approved by Council: November 24, 2008

This by-law is proceeding in conjunction with By-law 16817.

- * Planning & Development advise that (see memorandum dated May 4, 2011 in by-law back-up) the reason for the delay in bringing this application to Final Adoption was due to slow economic conditions the past few years.
- * Planning & Development further advise that it is now in order for Council to pass a resolution amending the North Cloverdale West Neighbourhood Concept Plan to redesignate the site from "Single Family Cluster (6 u.p.a) to "Small Lots".

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the site from Single Family Cluster (6 u.p.a)" to Small Lots.

RES.R11-730

Carried
with Councillor Bose opposed

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16818" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-731

Carried
with Councillor Bose opposed

13. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 263 Amendment By-law, 2010, No. 17188"
7910-0014-00 - Barber Creek Properties Ltd., c/o Focus Architecture Inc.
(Colin Hogan)
To authorize the redesignation of portion the site located at 3685 and 3695 - 192 Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: June 7, 2010

This By-law is proceeding in conjunction with By-law Nos. 17189 & 17190.

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 263 Amendment By law, 2010, No. 17188" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-732

Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17189"
7910-0014-00 - Barber Creek Properties Ltd., c/o Focus Architecture Inc.
(Colin Hogan)
RA and A-1 to CD (BL 12000) - 3685 and 3695 - 152 Street - to permit the
development of an apartment complex consisting of five, 3-storey buildings
containing 201 residential units.

Approved by Council: June 7, 2010

Note: See Development Permit 7910-0014-00 under Clerk's Report, Item I.1(b).

- * Planning & Development advise that (see memorandum dated May 4, 2011 in
by-law back-up) after the application received Third Reading, the City's
Engineering Department requested additional road dedication on the subject site.
To accommodate this additional road dedication, without impacting the overall
project density a portion of the area originally intended to be dedicated to the City
as open space was added to the development site. This adjustment was agreed to
by City's Parks, Recreation & Culture Department and the Department Fisheries
and Oceans (DFO). To facilitate these adjustments, modifications to the proposed
subdivision plan and the survey plan accompanying the subject rezoning By-laws
need to be made. These adjustments to the survey plan do not impact land use or
density.

This By-law is proceeding in conjunction with By-law Nos. 17188 & 17190.

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Council rescind Resolution R10-1164
granting Third Reading to "Surrey Zoning By-law, 1993, No. 12000, Amendment
By-law, 2010 No. 17189".

RES.R11-733

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment No. 17189" by replacing the survey plan dated May 27,
2010 with the Survey Plan dated September 28, 2010 and amend Part 1 of the By-law
referencing the survey plan.

RES.R11-734

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17189" pass its third reading as amended.

RES.R11-735

Carried

RES.R11-736 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17189" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17190"
7910-0014-00 - Barber Creek Properties Ltd., c/o Focus Architecture Inc.
(Colin Hogan)
RA and A-1 to RF (BL 12000) - 3685 and 3695 - 152 Street - to permit
dedication of the undevelopable portion of the site to the City as open
space.

Approved by Council: June 7, 2010

This By-law is proceeding in conjunction with By-law Nos. 17188 & 17189.

RES.R11-737 It was Moved by Councillor Martin
Seconded by Councillor Steele
That Council rescind Resolution R10-1165
granting Third Reading to "Surrey Zoning By-law, 1993, No. 12000, Amendment
No. 17190".
Carried

RES.R11-738 It was Moved by Councillor Steele
Seconded by Councillor Martin
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law No. 17190" by replacing the survey plan dated
May 27, 2010 with the Survey Plan dated September 28, 2010 and amend Part 1 of
the By-law referencing the survey plan.
Carried

RES.R11-739 It was Moved by Councillor Steele
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000
Amendment By-law, 2010, No. 17190" pass its third reading as amended.
Carried

- * Planning & Development further advise that it is in order for Council to pass a
resolution amending the Rosemary Heights West Neighbourhood Concept Plan to
redesignate a portion of the site from "Cluster Housing" to "Garden Apartment".

- RES.R11-740
- It was Moved by Councillor Steele
Seconded by Councillor Hepner
That Council amend the Rosemary Heights
West Neighbourhood Concept Plan to redesignate a portion of the site from
"Cluster Housing" to "Garden Apartment".
Carried
- RES.R11-741
- It was Moved by Councillor Steele
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17190" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

16. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 197 Amendment
By-law, 2007, No. 16542"
7905-0382-00 - Legendary Developments Ltd., c/o Aplin and Martin Consultants
Ltd. (Maggie Koka)
To authorize the redesignation of a portion of the property located at
7329 - 192 Street from Suburban (SUB) to Urban (URB).

Approved by Council: December 17, 2007

This by-law is proceeding in conjunction with By-law 16543.

- RES.R11-742
- It was Moved by Councillor Steele
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 197 Amendment By law, 2007, No. 16542" 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, 2007, No. 16543"
7905-0382-00 - Legendary Developments Ltd., c/o Aplin and Martin Consultants
Ltd. (Maggie Koka)
RA to RF-SD and RF-9C (BL 12000) - Portion of 7329 - 192 Street - to permit
the subdivision into 20 single family small lots with coach houses,
12 duplex units and 1 remnant lot.

Approved by Council: December 17, 2007

This by-law is proceeding in conjunction with By-law 16542.

- * Planning & Development advise that (see memorandum dated May 5, 2011 in
by-law back-up) the reason for the delay in bringing this application to
Final Adoption was due to slow economic decline as well as the fact that there has
been a change in ownership.

* Planning & Development further advise that since June 23, 2008, the previous owner/developer, Equitas (Clayton Ridge) Developments Ltd. has sold the subject site to another developer (Legendary Developments Ltd.). The current owner/developer also has an application (No. 7910-0177-00) to the south of the subject site, currently at Third Reading, for a similar single family small lot development. As the owner also owns the site to the south, the developer has proposed minor revisions to the subdivision layout and to the access to the site through the site to the south. As a consequence, the number of proposed lots has reduced from 30 to 28 on the subject site.

* Planning & Development also advise that it is in order for Council to pass a resolution amending the East Clayton NCP Extension North of 72 Avenue to include a portion of the subject site within the NCP boundary and to designate Block A as 15-25 upa "Medium High Density" and Block B as 10-15 upa "Medium Density".

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Council amend the East Clayton NCP Extension North of 72 Avenue to include a portion of the subject site within the NCP boundary and to designate Block A as 15-25 upa "Medium High Density" and Block B as 10-15 upa "Medium Density".

RES.R11-743

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16543" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-744

Carried

18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17105" 7909-0158-00 - 0798440 B.C. Ltd., c/o CitiWest Consulting Ltd. (Roger Jawanda) RF to CD (BL 12000) - 10290 - 143 Street - to permit the development of 19 townhouse units.

Approved by Council: December 14, 2009

Note: See Development Permit 7909-0158-00 under Clerk's Report, Item I.1(c)

* Planning and Development advise that (see memorandum dated May 5, 2011 in by-law back-up) to accommodate a slight revision to the rear yard setback, it is recommended that Council amend the By-law No. 17105 by replacing the table in Section F. Yards and Setbacks

- RES.R11-745 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Council rescind Resolution R10-100
granting Third Reading to "Surrey Zoning By-law, 1993, No. 12000, Amendment
By-law, 2009, No. 17105"
Carried
- RES.R11-746 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2009, No. 17105" by replacing the table in
Section F. Yards and Setback in its entirety as reflected in the memorandum in
by-law back-up.
Carried
- RES.R11-747 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17105" pass its third reading as amended.
Carried
- RES.R11-748 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17105" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

I. CLERK'S REPORT

1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0184-00**
GND Enterprises Ltd., Inc. No. BCo884867
7228 – 192 Street

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.

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

K. ADJOURNMENT

It was

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

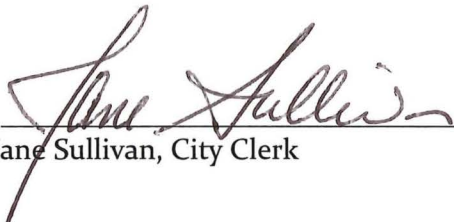
do now adjourn.

RES.R11-752

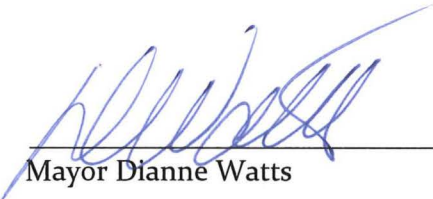
Carried

The Regular Council- Land Use meeting adjourned at 5:20 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts