

**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  
General Manager, Engineering  
General Manager, Finance and Technology  
General Manager, Investment and Intergovernmental Affairs  
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****NEWTON**

1. **7911-0084-00**  
**12900 - 87 Avenue**  
**David Peatch, Linden Architecture Studio Limited / Columbia Finance Corporation Limited, Inc. No. 18132**  
Development Permit  
*in order to permit an addition to an existing industrial building and provide further on-site parking.*

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That:

1. Council authorize staff to draft Development Permit No. 7911-0084-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:

- (a) submission of a landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R11-1042

Carried

2. **7911-0114-00**

**15240 – No. 10 Highway (56 Avenue)**

**Oleg Verbenkov, Pacific Land Group /**

**Panorama Park Investments Ltd., Inc. No. 0806551**

Text Amendment to Small-Scale Drug Store Definition in Surrey Zoning By-law, 1993, No. 12000 / Development Variance Permit  
*in order to vary the minimum 400 metre separation requirement between a small-scale drug store and drug store.*

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

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That:

- 1. a By-law be introduced to amend the text of Surrey Zoning By-law, 1993, No. 12000, as described in this report, and a date set for Public Hearing.
- 2. Council approve Development Variance Permit No. 7911-0114-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) In Section 28 of Part 4 General Provisions the minimum separation requirement between a small-scale drug store and existing drug store is varied from 400 metres (1,300 ft.) to 170 metres (558 ft.).
- 3. Council instruct staff to request approval from the Ministry of Transportation & Infrastructure prior to final adoption.

RES.R11-1043

Carried

It was

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

Amendment By-law 2011, No. 17428" pass its first reading.

RES.R11-1044

Carried

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

- RES.R11-1045
- It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2011, No. 17428" pass its second reading.  
Carried
- RES.R11-1046
- 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. 17428" be held at the City  
Hall on Monday, July 11, 2011, at 7:00 p.m.  
Carried

### SOUTH SURREY

3. **7910-0162-00**  
**2466 King George Boulevard**  
**James McGivern, White Rock Honda / 465109 BC Ltd. Inc. No. 465109**  
**Director Information: / Paul L. Billing / Marcia Dixie Billing**  
**Officer Information as at February 11, 2010: Marcia Dixie Billing (Secretary)**  
**Paul L. Billing (President)**  
Development Permit  
*in order to modify the design of the vehicle storage area for White Rock Honda.*

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 authorize staff to draft Development Permit No. 7910-0162-00 in accordance with the attached (Appendix III).
  2. Council instruct staff to resolve the following issues prior to final approval:
    - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
    - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
    - (c) submission of any landscaping security beyond what was required under File No. 7907-0126-00.



3. Council pass a resolution authorizing City staff to utilize the landscaping security to complete the work if the applicant has not substantially completed the work by December 31, 2011.

RES.R11-1047

Carried

4. **7911-0064-00**  
**2743 and 2715 - 156 Street**  
 Agent/Owner: Karsten D. Roh  
 Temporary Use Permit  
*in order to permit the outdoor storage of recreational vehicles for a period not to exceed two (2) years.*

Karsten Roh was in attendance to speak to the denial. The property does have some constraints, finding a permanent development is a challenge. The property has been in existence for six years, the owner is attempting to seek a permanent development solution for the property he is currently located on. There are currently individuals living on the site, including the owner and there are tenants in other single family dwellings.

Staff clarified that if there are changes, the dates can be extended, which was the case with this application.

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Application 7911-0064-00 be denied.

RES.R11-1048

Carried

with Councillor Bose opposed

5. **7907-0127-00**  
**2594 Croydon Drive**  
**Wilson Chang, Wilson Chang Architect Inc. /**  
**S.K.M.B. Harchand Construction Ltd., Inc. No. 598258**  
 OCP amendment from Suburban to Industrial / Rezoning from RA to CD (based on IB) / Development Permit  
*in order to permit the development of a 3-storey office building.*

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Industrial 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 authorize staff to draft Development Permit No. 7907-0127-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issue(s) 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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) registration of a reciprocal access easement with the property to the east (15715 – Croydon Drive) providing access through the subject site to Croydon Drive.

RES.R11-1049

Carried

It was

Moved by Councillor Hepner  
Seconded by Councillor Gill

By-law, 1996, No. 12900, No. 292 Amendment By law 2011, No. 17429" pass its first reading.

That "Surrey Official Community Plan

RES.R11-1050

Carried

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

- It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 292 Amendment By law 2011, No. 17429" pass its  
second reading.
- RES.R11-1051 Carried
- It was then Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 292 Amendment By law 2011,  
No. 17429" be held at the City Hall on Monday, July 11, 2011, at 7:00 p.m.
- RES.R11-1052 Carried
- It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17430" pass its first reading.
- RES.R11-1053 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17430" pass its second reading.
- RES.R11-1054 Carried
- It was then Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17430" be held at the City  
Hall on Monday, July 11, 2011, at 7:00 p.m.
- RES.R11-1055 Carried

6. **7911-0051-00**  
**2638 Croydon Drive**  
**Leigh Sully, Elkay Developments Ltd. / William Edwin Bray / Pamela Bray**  
OCP amendment from Suburban to Industrial / Rezoning from RA to CD (based  
on IB) and RH / Development Permit  
*in order to allow subdivision into two lots and to permit the development of a  
four-storey office building.*

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

It was

Moved by Councillor Hepner  
Seconded by Councillor Steele  
That:

1. A By-law be introduced to amend the OCP by redesignating the portion of the property identified as "Block B" on the survey plan attached as Appendix VIII, from Suburban to Industrial 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 portion of the property identified as "Block B" on the survey plan attached as Appendix VIII, 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. A By-law be introduced to rezone the portion of the property identified as "Block A" on the survey plan attached as Appendix VIII, from One-Acre Residential Zone (RA) (By-law No. 12000) to Half-Acre Residential Zone (RH) (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7911-0051-00 generally 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, 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;
  - (d) final approval from BC Hydro;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;



- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
- (j) registration of a right-of-way for public passage through a portion of the residential site for a future walkway linkage and construction of this greenway, including a 4.0m public pathway;
- (k) registration of a reciprocal access easement for shared access to Croydon Drive with the property to the north (2660 Croydon Drive); and
- (l) registration of a Section 219 Restrictive Covenant for no new building on the portion of the property east of the BC Hydro right-of-way until it is consolidated with the property at 2609 - 158 Street and redeveloped for multi-family development in accordance with the Morgan Heights NCP.

RES.R11-1056

Carried

It was

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

By-law, 1996, No. 12900, No. 293 Amendment By law 2011, No. 17431" pass its first reading.

RES.R11-1057

Carried

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

It was

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

By-law, 1996, No. 12900, No. 293 Amendment By law 2011, No. 17431" pass its second reading.

RES.R11-1058

Carried

It was then

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

Community Plan By-law, 1996, No. 12900, No. 293 Amendment By law 2011, No. 17431" be held at the City Hall on Monday, July 11, 2011, at 7:00 p.m.

RES.R11-1059

Carried

RES.R11-1060 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17432" pass its first reading.  
Carried

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

RES.R11-1061 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17432" pass its second reading.  
Carried

RES.R11-1062 It was then Moved by Councillor Hepner  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17432" be held at the City  
Hall on Monday, July 11, 2011, at 7:00 p.m.  
Carried

RES.R11-1063 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17433" pass its first reading.  
Carried

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

RES.R11-1064 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17433" pass its second reading.  
Carried

RES.R11-1065 It was then Moved by Councillor Hepner  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17433" be held at the City  
Hall on Monday, July 11, 2011, at 7:00 p.m.  
Carried

SURREY CITY CENTRE/WHALLEY

7. **7911-0105-00**  
**13260 Old Yale Road**  
**Doug Wilson, Peak Construction Management Ltd. / Louie Huberman**  
 OCP Text Amendment / Temporary Commercial Use Permit  
*in order to permit the development of a temporary real estate sales centre for an adjacent proposed residential project in Surrey City 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 Martin  
 That:

1. a By-law be introduced to amend the Official Community Plan by modifying Temporary Commercial Use Permit Area No. 17, and a date for Public Hearing be set (Appendix IV).
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. 7911-0105-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of security to ensure that the site is restored following termination of the Temporary Commercial Use Permit.

RES.R11-1066

Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, Text No. 107 Amendment By-law 2011, No. 17434" pass its first reading.

RES.R11-1067

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, Text No. 107 Amendment By-law 2011, No. 17434" pass its  
 second reading.

RES.R11-1068

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, Text No. 107 Amendment By-law 2011,  
 No. 17434" be held at the City Hall on Monday, July 11, 2011, at 7:00 p.m.

RES.R11-1069

Carried

8. **7910-0324-00**  
**9647 - 137 Street**  
**Herald Tessier**  
**624733 B.C. Ltd., Inc. No. 624733 / Director Information: / Parmjit Nagra /**  
**Malkit Nagra / Officer Information as at March 22, 2011 / Parmjit Nagra**  
**(President) / Malkit Nagra (Secretary)**  
 Rezoning from RF to C-5 / Development Permit / Development Variance Permit  
*in order to permit the development of a two-storey medical office with basement.*

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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0324-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7910-0324-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.21 metres (4 ft.);
  - (b) to reduce the minimum south side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.43 metres (8.0 ft.);
  - (c) to reduce the minimum east front yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.); and

- (d) to vary the Sign By-law to permit one (1) additional fascia sign on the subject building.

4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a finalized 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; and
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R11-1070

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2011, No. 17435" pass its first reading.

RES.R11-1071

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, 2011, No. 17435" pass its second reading.

RES.R11-1072

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, 2011, No. 17435" be held at the City Hall on Monday, July 11, 2011, at 7:00 p.m.

RES.R11-1073

Carried

9. **7910-0081-00**  
**10274 - 120 Street**  
**Sukhi Atwal & Sameer Kaushal, Century 21 Coastal Realty Ltd. / 0826094**  
**B.C. Ltd. No. 0826094 / Director Information: Sukhpreet Singh Butter /**  
**Jagit Singh Mahal Sarwan Singh Randhawa / Bhupinder Singh Sekhon /**  
**Kuldip Singh Sekhon / Kuldip Singh Sekhon / Daljit Singh Sidhu /**  
**Gurmeet Singh Sidhu / Officer Information as at June 9, 2011:**  
**Bhupinder Singh Sekhon (President)**  
 Development Permit  
*in order to permit construction of a heavy truck and trailer repair building.*

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

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

1. Council authorize staff to draft Development Permit No. 7910-0081-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to 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.

RES.R11-1074

Carried

10. **7911-0053-00**  
**9656 - 137 Street, 9655 - 137A Street, 9646 - 137 Street, 9647 137A Street, 9638 -**  
**137 Street, 9637 - 137A Street, 9630 - 137 Street, 9631 - 137A Street, 13695 - 96**  
**Avenue, 13705 - 96 Avenue, 13715 - 96 Avenue and 13725 - 96 Avenue**  
**Kirk Fisher, Lark Group / North Harper Lands Development Ltd /**  
**South Harper Lands Development Ltd**  
 OCP Amendment for a portion from Multiple Residential to Commercial /  
 Rezoning from RF to CD (based on C-35) / Development Permit  
*in order to permit the development of two 12-storey commercial buildings in two phases.*

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

Staff clarified that this road is intended as a pedestrian roadway which will allow for a sidewalk / pedestrian movement as well. In this situation, there is a lot of infill development occurring with small lots, the road network is taken into a consideration and it was deemed that not having a road go right across would not pose an issue within the neighbourhood. The applicant has made some proposals and their share of the road property acquisition as well as funding toward construction.



Council expressed concern regarding the underground tunnel for physicians and medical practitioners. Consideration should be made to making the tunnel should be available for the public rather than just the professionals. Staff noted that the tunnel is no longer being considered by the applicant, the crossing will be at grade. Staff is exploring designs for the intersection and various ways to optimize the intersection. There are conflicts with emergency access to the hospital and modelling is ongoing.

Council noted that the parking situation should be explored further as overcrowding is an issue.

Council requested reconsideration regarding the road connectivity and fairness for the adjacent property owners.

Staff noted that the alignment can be revisited; however the rationale for moving the road forward was to keep the road contiguous for future developments / phases. Staff agreed to further review and report back to Council.

Staff explained that the applicant was asked to align the road and did try to design their project within a reduced site and advised they would not be able to complete the second phase if the alignment of the future road was coinciding with the existing road to the east.

It was

Moved by Councillor Hepner  
Seconded by Councillor Gill  
That:

1. a By-law be introduced to amend the OCP by redesignating the two most northerly subject lots from Multiple Residential to Commercial 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 authorize staff to draft the General Development Permit, Development Permit No. 7911-0053-00, generally in accordance with the attached drawings (Appendix II).
5. Council authorize staff to draft the Phase 1 Development Permit, Development Permit No. 7911-0053-01, generally 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, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a financial contribution, proportional to the area of the subject site in relation to the total area of the subject block, to assist in the purchase of the lots at 9664 - 137 Street and 9661 - 137A Street on which a new east-west pedestrian lane is proposed to be located, to the satisfaction of the General Manager, Engineering;
  - (c) submission of funds for the construction of the south half of the new east-west pedestrian lane proposed to be located along the northern extent of the subject site, on the lots at 9664 - 137 Street and 9661 - 137A Street, to the satisfaction of the General Manager, Engineering;
  - (d) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) registration of a statutory right-of-way for public passage over the proposed east-west service road within the subject site; and
  - (i) registration of a volumetric lease for the proposed pedestrian tunnel under 96 Avenue, to the specification and satisfaction of the General Manager, Engineering.

RES.R11-1075

Carried

It was

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

By-law, 1996, No. 12900, No. 294 Amendment By law 2011, No. 17436" pass its first reading.

RES.R11-1076

Carried

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

- RES.R11-1077 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 294 Amendment By law 2011, No. 17436" pass its  
second reading.  
Carried
- RES.R11-1078 It was then Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 294 Amendment By law 2011,  
No. 17436" be held at the City Hall on Monday, July 11, 2011, at 7:00 p.m.  
Carried
- RES.R11-1079 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17437" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R11-1080 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17437" pass its second reading.  
Carried
- RES.R11-1081 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. 17437" be held at the City  
Hall on Monday, July 11, 2011, at 7:00 p.m.  
Carried

11. **7911-0107-00**  
**10354 - 120 Street**  
**Scott Delgatty, Krahn Engineering Ltd. / 12033333 Holdings Ltd., Inc.**  
**No. 855867 Director Information: Wei Hua Chen / Xu Dong Wei /**  
**No Officer Information Filed as at June 30, 2010**  
*Rezoning from IL-1 to IB-2 to facilitate future industrial development in South  
Westminster.*

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 "Light Impact Industrial 1 Zone (IL-1)" (By-law No. 12000) to "Business Park 2 Zone (IB-2)" (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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) registration of a Section 219 Restrictive Covenant for the protection of the riparian area adjacent to Manson Canal;
  - (d) registration of a reciprocal access agreement with 10384 - 120 Street, to secure a single shared driveway access to Scott Road; and
  - (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R11-1082

Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17438" pass its first reading.

RES.R11-1083

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, 2011, No. 17438" pass its second reading.

RES.R11-1084

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, 2011, No. 17438" be held at the City  
Hall on Monday, July 11, 2011, at 7:00 p.m.

RES.R11-1085

Carried

12. **7911-0042-00**  
**12764 - 111A Avenue**  
 Lori Joyce, H.Y. Engineering Ltd. / Satendra P Dular / Mahendra P Dular  
 OCP Text Amendment / Temporary Use Permit  
*in order to permit a pallet manufacturing business, currently in operation on the site in South Westminster, for a maximum two-year period.*

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

Staff clarified that 111A is part of the road network in the area and it is to be extended west of 128 Street. It is to be secured and extended in the future and noted that the road would be parallel with the SkyTrain guideway to service the industrial sites off of King George Highway.

Councillor Bose noted the stipulations attached to this Temporary Use Permit equate to an onerous demand.

It was Moved by Councillor Hunt  
 Seconded by Councillor Bose  
 That OCP Text Amendment / Temporary  
 Use Permit 7911-0042-00 be referred back to staff for further review.  
Carried

RES.R11-1086

### RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

13. **7910-0093-00**  
**9662 - 156 Street**  
 Lori Joyce, H.Y. Engineering Ltd. / Jasbir Kaur Pabla and  
 Jaswinder Singh Pabla  
 Development Variance Permit  
*in order to allow a reduced rear yard setback for an existing house and to defer works and services for 156A Street, associated with a 2-lot subdivision proposal.*

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 Development Variance Permit No. 7910-0093-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone for proposed Lot 101 from 7.5 metres (25 ft.) to 7.1 metres (23 ft.); and

- (b) to defer the requirement of the Subdivision & Development By-law, to provide vehicular systems, pedestrian highway systems, water supply, sanitary sewer and drainage works, underground wiring and street lighting systems for a portion of 156A Street.

RES.R11-1087

Carried

14. **7911-0057-00**  
**10368 Parkview Place**  
**Lori Joyce, H.Y. Engineering Ltd. / Antonietta Vinciguerra**  
Rezoning from RA to RF / Development Variance Permit  
*in order to allow subdivision into two (2) single family lots.*

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

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

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 Zone (RF) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0057-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum panhandle width from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1.
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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) approval from Kinder Morgan Canada Inc.;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;



- (g) registration of a Section 219 Restrictive Covenant on proposed Lot 1 for setback purposes requiring Parkview Place (instead of 104 - Avenue) to serve as the fronting street for any future home constructed and to prohibit further subdivision of proposed Lot 1 until the panhandle portion is acquired by the Parks, Recreation and Culture Department; and
- (h) registration of a "no build" Restrictive Covenant over the hooked portion of proposed Lot 2, south of the lane.
- RES.R11-1088 Carried
- It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17439" pass its first reading.
- RES.R11-1089 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17439" pass its second reading.
- RES.R11-1090 Carried
- It was then Moved by Councillor Hepner  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17439" be held at the City  
Hall on Monday, July 11, 2011, at 7:00 p.m.
- RES.R11-1091 Carried

NEWTON

15. **7910-0271-00**  
**6951, 6931 and 6915 - 142 Street**  
**Maciej Dembek, Barnett Dembek Architects Inc. / Narinder Singh Garcha /**  
**Narinder Kaur Garcha**  
Rezoning from RF to CD (based on RM-15) / Development Permit  
*in order to permit the development of 24 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 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 authorize staff to draft Development Permit No. 7910-0271-00 generally 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, 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 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
5. Council pass a resolution to amend Newton Local Area Plan to redesignate the land from "Urban Residential" to "Multiple Residential (Townhouse)" when the project is considered for final adoption.

RES.R11-1092

Carried  
with Councillors Bose and Villeneuve  
opposed

RES.R11-1093 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17440" pass its first reading.  
Carried  
with Councillors Bose and Villeneuve  
opposed

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

RES.R11-1094 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17440" pass its second reading.  
Carried  
with Councillors Bose and Villeneuve  
opposed

RES.R11-1095 It was then Moved by  
Seconded by  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17440" be held at the City  
Hall on Monday, July 11, 2011, at 7:00 p.m.  
Carried

## SOUTH SURREY

16. **7909-0210-00**  
**15376, 15380 and 15370 - 20 Avenue**  
**1971, 1963 and 1955 - 154 Street**  
**Jim Ellis, Boffo Developments (WR) Ltd. /**  
**Boffo Developments (WR) Ltd., Inc. No. BCo832421**  
Rezoning from RF and RM-D to CD (based on RM-45) / Development Permit  
*in order to permit the development of 102 apartment units in two buildings.*

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 "Single Family Residential Zone (RF)" (By-law No. 12000) and "Duplex Residential Zone (RM-D)" 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. 7909-0210-00 generally 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, 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (f) registration of a Section 219 Restrictive Covenant, or other appropriate legal encumbrance, ensuring shared use of the indoor and outdoor amenity spaces between the two proposed buildings.

RES.R11-1096

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2011, No. 17441" pass its first reading.

RES.R11-1097

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, 2011, No. 17441" pass its second reading.

RES.R11-1098

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, 2011, No. 17441" be held at the City Hall on Monday, July 11, 2011, at 7:00 p.m.

RES.R11-1099

Carried

SURREY CITY CENTRE/WHALLEY

17. **7910-0258-00**  
**13718 - 100 Avenue**  
**Rob Whetter, Patrick Cotter Architect Inc. / o882160 BC Ltd., Inc.**  
**No. o882160 / Director Information: Dennis Au-Yeung / No Officer**  
**Information Filed**  
 Development Permit / Development Variance Permit  
*in order to permit the development of two high-rise apartment towers and ground-oriented townhouse units.*

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

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

1. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,240 square metres (13,348 sq. ft.) to 786 square metres (8,462 sq. ft.).
2. Council authorize staff to draft Development Permit No. 7910-0258-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7910-0258-00, (Appendix ) varying the following sections of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13301, to proceed to Public Notification:
  - (a) to reduce the minimum northern (100 Avenue) setback from 7.5 metres (25 ft.) to 1.0 metres (3 ft.);
  - (b) to permit roof overhangs to extend to the northern lot line; and
  - (c) to reduce the minimum number of resident parking spaces from 977 to 886.
4. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) registration of a statutory right-of-way for a public path along the southern edge of the subject site next to Quibble Creek; and
- (f) issuance of Development Variance Permit No. 7910-0258-00.

RES.R11-1100

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, 2010, No. 17240" 7909-0263-00 - Surinderpal K. Hare, c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
RA to RF-12 (BL 12000) - 6128 - 142 Street - to permit subdivision into twenty-four single family small lots.

Approved by Council: July 26, 2010

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17240" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-1101

Carried



2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17205"  
7909-0262-00 - Tejinderpaul S. Brar, Tejinder S. Brar and Balwinder K. Grewal,  
c/o Mainland Engineering Corp. (Avnash Banwait)  
RA to RF-12 (BL 12000) - 13253 - 62 Avenue - to permit subdivision into four  
(4) single family lots.

Approved by Council: June 21, 2010

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17205" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R11-1102

Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 272 Amendment  
By-law, 2010, No. 17253"  
7908-0039-00 - Bluetree Homes (Bishop Creek) Ltd., c/o Bluetree Land Corp.  
(Deana Grinnel)  
To redesignate a portion of the property located at 15750 - 104 Avenue from Urban  
(URB) to Multiple Residential (RM).

This By-law is proceeding in conjunction with 17254.

Approved by Council: September 13, 2010

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Surrey Official Community Plan By-law,  
1996, No. 12900, No. 272 Amendment By law, 2010, No. 17253 be finally adopted,  
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-1103

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17254"  
7908-0039-00 - Bluetree Homes (Bishop Creek) Ltd., c/o Bluetree Land Corp.  
(Deana Grinnel)  
RA to RM-30 (BL 12000) - Portion of 15750 - 104 Avenue - to permit the  
development of fifty-six (56) townhouse units on Block A (remainder of the  
site will be retained as open space).

**Note:** See Development Permit No. 7908-0039-00 under Clerk's Report,  
Item I.1(a)

This By-law is proceeding in conjunction with 17253.

Approved by Council: September 13, 2010

- \* Planning & Development advises (see memorandum in by-law back-up dated June 21, 2011) that ownership has changed since by-law introduction.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17254" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R11-1104

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16477"  
7907-0047-00 - Makhan and Gurdial Johal and Nirmal and Sukhdev Samra,  
c/o McElhanney Consulting Services Ltd. (Greg Mitchell)  
RA to RH and RF-9C (BL 12000) - 14856 and 14874 - 60 Avenue - to permit  
subdivision into 9 single family small lots with coach houses and one  
remainder lot (Block A) for future development.

Approved by Council: October 15, 2007

- \* Planning & Development advises (see memorandum in by-law back-up dated June 21, 2011) that more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing. Market conditions following the Public Hearing caused a delay in completing the servicing requirements for this project.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16477" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R11-1105

Carried

with Councillor Bose opposed

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 249 Amendment  
By-law, 2009, No. 17027"  
7908-0052-00 - 0794043 B.C. Ltd., c/o Chris Dikeakos Architect  
(Richard Bernstein)

To authorize the redesignation of the site located at 9998 - 176 Street,  
10020 - 176 Street, and Portion of 17626 Barnston Drive East from "Suburban  
(SUB)" and "Commercial (COM)" to "Multiple Residential (RM)".

Approved by Council: October 5, 2009

This By-law is proceeding in conjunction with 17028.

RES.R11-1106

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 249 Amendment By law, 2009, No. 17027" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried  
with Councillor Bose opposed

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17028"  
7908-0052-00 - 0794043 B.C. Ltd., c/o Chris Dikeakos Architect  
(Richard Bernstein)  
CD (BL 14876) and CG-2 (BL 12000) to CD (BL 12000) - 9998 - 176 Street,  
10020 - 176 Street, and Portion of 17626 Barnston Drive East - to permit a  
mixed-use commercial and multi-family residential development with  
approximately 841 dwelling units.

**Note:** See Development Permit No. 7908-0052-00 under Clerk's Report,  
Item I.1(b)

Approved by Council: October 5, 2009

This By-law is proceeding in conjunction with 17027.

- \* Planning & Development further advise (see memorandum dated June 22, 2011 in  
by-law back-up) that in accordance with the recommendations in Corporate  
Report No. L004 approved on May 9, 2011, modifications to Comprehensive  
Development By-law No. 17028 are required to reflect a revised site layout and  
subdivision boundaries. As the modifications do not affect use or density, a  
further Public Hearing is not required.

RES.R11-1107

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Council rescind Resolution R10-92 of  
the January 11, 2010 Regular Council-Public Hearing meeting passing Third Reading  
of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17028"  
Carried

RES.R11-1108

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17028" pass its third reading as amended.  
Carried  
with Councillor Bose opposed



It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17028" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R11-1109

Carried

## I. CLERK'S REPORT

### 1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7908-0039-00**  
**Bluetree Homes (Bishop Creek) Ltd., Inc. No. 0908444**  
 15750 - 104 Avenue

**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.

**Note:** See By-law Nos. 17253 & 17254 under Items H.3 & H.4

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7908-0039-00.

RES.R11-1110

Carried

with Councillor Bose opposed

- (b) **Development Permit No. 7908-0052-00**  
**0794043 B.C. Ltd., Inc. No. 0794043**  
 9998/10020 - 176 Street and 17626 Barnston Drive East

**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.

**Note:** See By-law Nos. 17027 & 17028 under Items H.6 & H.7

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7908-0052-00.

RES.R11-1111

Carried  
with Councillor Bose opposed

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

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


RES.R11-1112

Carried

The Regular Council- Land Use meeting adjourned at 5:53 p.m.

Certified Correct:

  
\_\_\_\_\_  
Jane Sullivan, City Clerk

  
\_\_\_\_\_  
Mayor Dianne Watts