

# Regular Council Minutes

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**Present:**

Chairperson - Councillor Hunt  
Councillor Bose  
Councillor Gill  
Councillor Martin  
Councillor Rasode  
Councillor Steele  
Councillor Villeneuve

**Absent:**

Councillor Hepner  
Mayor Watts

**Staff Present:**

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

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**A. ADOPTION OF MINUTES**

**1. Special (Regular) Council – July 25, 2011**

It was Moved by Councillor Steele  
Seconded by Councillor Villeneuve  
That the minutes of the Special (Regular)  
Council meeting held on July 25, 2011, be adopted.

RES.R11-1467

Carried

**2. Council-in-Committee - July 25, 2011**

It was Moved by Councillor Steele  
Seconded by Councillor Martin  
That the minutes of the  
Council-in-Committee meeting held on July 25, 2011, be received.

RES.R11-1468

Carried

**3. Regular Council - Land Use - July 25, 2011**

It was Moved by Councillor Steele  
Seconded by Councillor Martin  
That the minutes of the Regular Council –  
Land Use meeting held on July 25, 2011, be adopted.

RES.R11-1469

Carried

4. **Regular Council - Public Hearing - July 25, 2011**

|              |   |  |
|--------------|---|--|
| RES.R11-1470 | It was<br><br>Public Hearing meeting held on July 25, 2011, be adopted. | Moved by Councillor Steele<br>Seconded by Councillor Martin<br>That the minutes of the Regular Council -<br><u>Carried</u> |
|--------------|---|--|

**B. COMMITTEE REPORTS**

1. **Transportation Committee -- June 14, 2011**

|              |   |   |
|--------------|---|---|
| RES.R11-1471 | It was<br><br>Committee meeting held on June 14, 2011, be received. | Moved by Councillor Bose<br>Seconded by Councillor Martin<br>That the minutes of the Transportation<br><u>Carried</u> |
|--------------|---|---|

2. **Environmental Advisory Committee -- June 22, 2011**

|              |  |  |
|--------------|--|--|
| RES.R11-1472 | (a) It was<br><br>Advisory Committee meeting held on June 22, 2011, be received. | Moved by Councillor Bose<br>Seconded by Councillor Martin<br>That the minutes of the Environmental<br><u>Carried</u> |
|--------------|--|--|

(b) The recommendations of these minutes were considered and dealt with as follows:

Before the recommendation was put Council requested the Roberts Bank Terminal 2 Project be amended to have the delegation appear before an upcoming Council-in-Committee Meeting.

**Roberts Bank Terminal 2 Project**

|              |   |  |
|--------------|---|--|
| RES.R11-1473 | It was<br><br>appear as a delegation before Council-in-Committee to provide a thorough briefing of the Roberts Bank Terminal 2 expansion project. | Moved by Councillor Bose<br>Seconded by Councillor Martin<br>That Council invite Port Metro Vancouver to<br><u>Carried</u> |
|--------------|---|--|

**C. BOARD/COMMISSION REPORTS****1. Surrey Heritage Advisory Commission – June 22, 2011**

It was Moved by Councillor Steele  
 Seconded by Councillor Martin  
 That the minutes of the Surrey Heritage  
 Advisory Commission meeting held on June 22, 2011, be received.

RES.R11-1474

Carried**D. BY-LAWS**

## FINAL ADOPTION

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17012"  
 7908-0280-00 – Amanpreet K. and Jagminder S. Bains, c/o Coastland Engineering  
 & Surveying Ltd. (Mike Helle)  
 RH to CD (BL 12000) - 5651 – 146 Street - to allow subdivision into two  
 gross density suburban residential lots.

Approved by Council: November 30, 2009

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17012" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R11-1475

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17221"  
 7910-0067-00 - 0899979 B.C. Ltd., c/o Archstone Projects Ltd. (Parm Garcha)  
 RA to RF-SD (BL 12000) - 14192 - 60A Avenue - to allow subdivision into  
 twenty semi-detached residential lots.

Approved by Council: July 12, 2010

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17221" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R11-1476

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17258"  
7909-0140-00 - Parmjit S. Sohal, Avtar S. and Amarjit K. Sendher,  
c/o Douglas Johnson  
RF to CD (BL 12000) - 7975 - 123A Street - to permit the development of a  
parking facility to serve the proposed Sikh Gurdwara at 7990 - 123A Street.

Approved by Council: September 13, 2010

**Note:** See Development Variance Permit No. 7909-0139-00 under Clerk's Report,  
Item E.1(a).

- \* Planning & Development advise (see memorandum dated July 26, 2011 in by-law  
back-up) that it is now in order for Council to pass a resolution amending the  
Newton Local Area Plan to redesignate the site from "Urban" to "Institutional".

RES.R11-1477  
It was  
Plan to redesignate the site from "Urban" to "Institutional".  
Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council amend the Newton Local Area  
Carried

RES.R11-1478  
It was  
Amendment By-law, 2010, No. 17258" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 280 Amendment  
By-law, 2010, No. 17337"  
7910-0182-00 - Edgar Properties 00 Inc., Roy Brown Homes Ltd, Pavilion Homes  
Inc., Neeraj Chaturvedi, Kevin Pedersen, c/o Coastland Engineering  
& Surveying Ltd. (Mike Helle)  
To redesignate a portion of the property located at 17350 - 4 Avenue - from  
Suburban (SUB) to Urban (URB).

Approved by Council: December 13, 2010

This By-law is proceeding in conjunction with By-law Nos. 17338 & 17339.

RES.R11-1479  
It was  
By-law, 1996, No. 12900, No. 280 Amendment By law, 2010, No. 17337" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
Carried



5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17338"  
7910-0182-00 - Edgar Properties 00 Inc., Roy Brown Homes Ltd, Pavilion Homes  
Inc., Neeraj Chaturvedi, Kevin Pedersen, c/o Coastland Engineering  
& Surveying Ltd. (Mike Helle)  
RA to CD (BL 12000) - 17350 - 4 Avenue, 17351 - 3A Avenue, 17388 -  
4 Avenue and 17371 - 3A Avenue - to permit the development 3 suburban  
1/2 acre gross density lots and 6 urban single family transition lots (Blocks 1  
and 2).

Approved by Council: December 13, 2010

This By-law is proceeding in conjunction with By-law Nos. 17337 & 17339.

**Note:** See Development Permit No. 7910-0182-00 under Clerk's Report,  
Item E.2(b).

- \* Planning & Development advise (see memorandum dated July 25, 2011 in by-law  
back-up) that a housekeeping amendment is required to ensure that proposed lots  
2, 5 and 8 are not split zoned under the Comprehensive Development By-law  
No. 17338. This modification does not affect land use or density, a further Public  
Hearing is not required.
- \* Planning & Development further advise that it is now in order for Council to pass a  
resolution amending the Douglas Neighbourhood Concept Plan to redesignate the  
site from a portion of the lands from "Urban Single Family 6 u.p.a." to "Single  
Family Residential Flex (6 - 14.5 upa). Through this application, the old strata lot  
designation will also be removed from the subject properties.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council rescind Resolution R11-75 of the  
January 10, 2011 Regular Council-Public Hearing meeting passing Third Reading of  
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17338"  
RES.R11-1480 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council amend "Surrey Zoning By-law,  
1993, No. 12000, Amendment By-law, 2010, No. 17338" in Section 1 with additional  
civic and legal addresses and replace the Survey Plan with the Plan dated July 25,  
2011.

RES.R11-1481 Carried

- RES.R11-1482 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17338" pass its third reading as amended.  
Carried
- RES.R11-1483 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council amend the Douglas  
Neighbourhood Concept Plan to redesignate the site from a portion of the lands  
from "Urban Single Family 6 u.p.a." to "Single Family Residential Flex (6 - 14.5  
upa).  
Carried
- RES.R11-1484 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17338" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17339"  
7910-0182-00 - Edgar Properties 00 Inc., Roy Brown Homes Ltd, Pavilion Homes  
Inc., Neeraj Chaturvedi, Kevin Pedersen, c/o Coastland Engineering  
& Surveying Ltd. (Mike Helle)  
RA to RF-12 - 17350 - 4 Avenue - to permit subdivision into 15 lots (Block 3).

Approved by Council: December 13, 2010

This By-law is proceeding in conjunction with By-law Nos. 17337 & 17338.

- RES.R11-1485 It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17339" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

## E. CLERK'S REPORT

### 1. Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7909-0139-00**  
**Holy Satsang Foundation, Inc. No. S0047034**  
 7990 - 123A Street

To relax the following requirements:

- (i) To reduce the minimum east side yard setback from 7.5 metres (25 ft.) to 3.6 metres (12 ft.);
- (ii) To reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 3.2 metres (10.6 ft.);
- (iii) To reduce the minimum front yard setback for an accessory structure from 7.5 metres (25 ft.) to 1.2 metres (4 ft.);
- (iv) To increase the maximum permitted height for an accessory structure from 4 metres (13 ft.) to 18.2 metres (60 ft.) to allow a flagpole for religious purposes only;
- (v) To permit the installation of one parking space within the side yard setback along a flanking street (123A Street); and
- (vi) To reduce the landscaping strip requirement along the east property line from 3 metres (10 ft.) to 1.2 metres (4 ft.) and along the west property line from 3 metres (10 ft.) to 2 metres (7 ft.).

The proposal is to build a new religious assembly building on the site and retain the existing building.

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That Development Variance Permit

No. 7909-0139-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R11-1486

Carried

## 2. Formal Approval of Development Permits

- (a) **Development Permit No. 7911-0112-00**  
**Grandview Pointe Developments Inc., Inc. No BCo805842**  
**c/o Samuel Chan, Ionic Architecture Inc.**  
 2121 - 160 Street

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



RES.R11-1487 It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7911-0112-00.  
Carried

- (b) **Development Permit No. 7910-0182-00**  
**Edgar Properties OO Inc and Roy Brown Homes Ltd.**  
 17350 and 17388 – 4 Avenue

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

RES.R11-1488 It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7910-0182-00.  
Carried

- (c) **Development Permit No. 7911-0158-00**  
**Radicalus Montessori Society**  
 15250 – 54A Avenue

**Note:** See Heritage Alteration Permit No. 7911-0158-00 under Item. E.4(a)

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

RES.R11-1489 It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7911-0158-00.  
Carried

### 3. Approval of Temporary Commercial Use Permits

- (a) **Temporary Commercial Use Permit No. 7911-0106-00**  
**Arzoo Enterprises Ltd., Inc. No. 702106**  
**c/o Gurdev S. Heer**  
 7127 King George Boulevard

To allow for the continued use of a temporary vehicle rental, auto repair,  
 tire retail, car detailing and car wash uses on-site for a period not to exceed  
 two (2) years.



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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Temporary Commercial Use Permit  
No. 7911-0106-00 be issued to Arzoo Enterprises Ltd., Inc. No. 702106 to allow for the continued use of a temporary vehicle rental, auto repair, tire retail, car detailing and car wash uses on-site for a period not to exceed two (2) years on the site more particularly described as Parcel Identifier: 002-205-823 Lot 1 Section 17 Township 2 New Westminster District Plan 8939, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R11-1490

Carried

#### 4. Approval of Heritage Alteration Permits

- (a) **Heritage Alteration Permit No. 7911-0158-00**  
**Radicalus Montessori Society**  
15250 - 54A Avenue

**Note:** See Development Permit No. 7911-0158-00 under Item E.2(c).

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

It was Moved by Councillor Steele  
Seconded by Councillor Martin  
That Heritage Revitalization Permit  
No. 7911-0158-00 be approved; that the Mayor and Clerk be authorized to execute the permit, and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R11-1491

Carried

#### F. OTHER BUSINESS

1. Acting Mayor Appointment - July 28, 2011

It was Moved by Councillor Steele  
Seconded by Councillor Martin  
That Councillor Villeneuve assume the role  
of Acting Mayor for July 28, 2011, and preside over the Lotus Oriental Acupressure  
Therapy and Famous Acupressure Massage Health Centre scheduled Appeal  
Hearings.

RES.R11-1492

Carried

**G. ADJOURNMENT**


It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Regular Council meeting do now  
adjourn.

RES.R11-1493

Carried

The Regular Council adjourned at 8:40 p.m.

Certified correct:

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

  
\_\_\_\_\_  
Acting Mayor Councillor Hunt