



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
Monday, September 19, 2005
Time: 5:50 p.m.

Present:

Mayor McCallum
Councillor Villeneuve
Councillor Steele
Councillor Priddy
Councillor Bose
Councillor Watts
Councillor Hunt
Councillor Higginbotham

Absent:

Councillor Tymoschuk

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Manager, Land Development, Engineering
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. 7905-0201-00

6306 - 146 Street

Gurpreet Arneja/642897 B.C. Ltd., Inc. No. 642897

Development Permit/Development Variance Permit

Development Permit to permit the development of a manufacturing/warehouse building. Development Variance Permit to vary the rear yard setback requirement for principal buildings.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 6306 - 146 Street.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the minimum rear yard setback for principal buildings of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.)

in order to permit the development of a manufacturing/warehouse building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

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

1. Council authorize staff to draft Development Permit No. 7905-0201-00 in accordance with the

attached drawings (Appendix III).

2. Council approve Development Variance Permit No. 7905-0201-00 (Appendix VIII), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback for principal buildings of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) registration of a reciprocal access agreement for access through 14666 - 64 Avenue.

RES.R05-2283

Carried

SURREY CITY CENTRE/WHALLEY

2. 7905-0021-00

10230 - 120 Street

Santokh Dhesi/0708968 B.C. Ltd., Inc. No. 708968

Development Permit/Development Variance Permit

Development Permit to permit an industrial building and a Development Variance Permit to relax the front yard landscape requirement.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10230 - 120 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulation:
 - to reduce the minimum landscaping requirement along a Major road in the IB-2 Zone from 6.0 metres (20 ft.) in width to 4.85 metres (16 ft.)

in order to permit the construction of an industrial building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7905-0021-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7905-0021-00 (Appendix V) varying the following to proceed to Public Notification:

- (a) to reduce the minimum landscaping requirement along a Major Road in the IB-2 Zone from 6.0 metres (20 ft.) in width to 4.85 metres (16 ft.).

3. Council instruct staff to resolve the following issues prior to approval:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
- (b) approval of Development Variance Permit No. 7905-0021-00; and
- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-2284

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

3. 7905-0075-00

15466 - 111 Avenue

Richard Brooks, c/o H.Y. Engineering Ltd./Gurdev Mahil

Rezoning

Rezone from RA to RF to permit subdivision into approximately 10 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15466 - 111 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 10 single family residential lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That:

1. a By-law be introduced to rezone the property 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 instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized acceptable tree survey and a statement regarding tree preservation; and

- (d) applicant adequately addresses concerns expressed by Parks.

RES.R05-2285

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15840" pass its first reading.

RES.R05-2286

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15840" pass its second reading.

RES.R05-2287

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15840" be held at the City Hall on October 3, 2005, at 7:00 p.m.

RES.R05-2288

Carried

NEWTON

4. 7905-0251-00

12169 - 56 Avenue

Andrew Simms, BFW Development Ltd./McIntosh Estates Ltd., Inc. No. 487172, Valsol Management Ltd., Inc. No. 142307;

Cresta Management Ltd., Inc. No. 142304

Rezoning

Rezone the west portion of the subject property from RA to RH to permit a subdivision of 9 half-acre residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 12169 - 56 Avenue.

The applicant is proposing:

- a rezoning from RA to RH for the west 134 metre portion of 12169 56 Avenue (1.62 ha.)

in order to allow subdivision into 9 half-acre residential lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That:

1. a By-law be introduced to rezone Block "A" 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 (Appendix III(b)).

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

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-

of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation; and
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation.
3. Council amend the West Panorama Ridge Local Area Plan designation for the property at 12169 - 56 Avenue from "Suburban Residential One-Acre" to "Suburban Residential Half-Acre " prior to final adoption of the Rezoning By-law.

RES.R05-2289 Carried with Councillor Villeneuve against.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15841" pass its first reading.

RES.R05-2290 Carried with Councillor Villeneuve against.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15841" pass its second reading.

RES.R05-2291 Carried with Councillor Villeneuve against.

It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15841" be held at the City Hall on October 3, 2005, at 7:00 p.m.

RES.R05-2292 Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

1. Arvinder Sidhu

File: 4500-01; 0550-20-10

Arvinder Sidhu was in attendance regarding a permit to cut a tree on the property located at 15558 - 59 Avenue, and to request Council give consideration to the issuance of the permit.

Arvinder Sidhu provided the following comments:

- He resides at 12785 – 58A Avenue and recently purchased the property at 15558 – 59 Avenue.
- He would like to build a new home and has a plan approved by a designer.
- He applied for a tree removal permit but was denied.

- He has already invested over \$14,000 and requests Council address this matter.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the information as submitted by Arvinder Sidhu be received.
Carried

RES.R05-2293

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15720"

7904-0242-00 - Shelley and Kenneth Galbraith

RF (BL 12000) to RF-O (BL 12000) - 12862 - 13 Avenue - to permit the development of a larger single family home.

Approved by Council: April 18, 2005

- * Planning & Development advise that (see memorandum dated September 14, 2005 in by-law back-up) the applicant was required to prepare house designs and a geo-technical report to be registered on title. The City has reviewed the house designs as well as the geo-technical report and found them acceptable. In addition, the applicant was required to remove an existing driveway access through the City owned parcel located at 12886-13 Avenue and securities have been collected to ensure the removal of this access.

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,
2005, No. 15720" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried with Councillor Bose against.

RES.R05-2294

I. CLERK'S REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Hunt

Seconded by Councillor Watts
That the Regular Council - Land Use meeting do now adjourn.
Carried

RES.R05-2295

The Regular Council- Land Use meeting adjourned at 6:02 p.m.

Certified Correct:

City Clerk

Mayor