



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
Monday, OCTOBER 3, 2005
Time: 5:07 p.m.

Present:

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

Absent:

Councillors Entering
Meeting as Indicated:

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
General Manager, Finance, Technology and HR
Manager, Area Planning & Development, North
Division
Manager, Area Planning & Development, South
Division
Land Development, Engineer

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. [7905-0275-00](#)

17555 - 64 Avenue

Pattison Sign Group/PSCP Surrey/176 Street Inc.

Development Variance Permit

Development Variance Permit to increase the number of fascia signs from 2 to 4 for an existing self-storage warehouse facility.

Councillor Tymoschuk left the meeting at 5:07 p.m. due to a potential conflict of interest as he is a part-time employee of the Jim Pattison Group of Companies.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 17555 4 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulation:
 - to increase the maximum number of fascia signs from 2 to 4

in order to allow additional signage for a recently constructed self-storage 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 Watts
That:

1. Council rescind the resolution issuing Development Variance Permit No. 7903-0460-00.

2. Council approve Development Variance Permit No. 7905-0275-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to increase the maximum number of fascia signs from 2 to 4.

RES.R05-2298

Carried

Councillor Tymoschuk returned to the meeting at 5:12 p.m.

NEWTON

2. [7905-0174-00](#)
14653 - 64 Avenue
Larry Sogen/Dennis Diggle
Development Variance Permit
Development Variance Permit to reduce the east side yard setback to allow construction of a detached building to accommodate a lunchroom.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14653 64 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the east side yard setback of the IL Zone from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) (building façade) and to 4.6 metres (15 ft.) (entry stairway)

in order to permit the development of a detached building to accommodate a lunchroom.

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 Higginbotham
Seconded by Councillor Priddy
That Application No. 7905-0174-00 be referred to the next Regular
Council - Land Use meeting for staff to report on the concerns raised with respect to the adjacent property.

RES.R05-2299

Carried

SURREY CITY CENTRE/WHALLEY

3. [7905-0214-00](#)
10355 King George Highway
Knight Signs/Canada Safeway Limited, Inc. No. 59394A
Development Permit/Development Variance Permit
Development Permit to permit a new free-standing sign for a commercial site in City Centre. Development Variance Permit to vary the Sign By-law to allow a four sided illuminated free-standing sign.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10388 King George Highway.

The applicant is proposing:

- a Development Permit; and

- a Development Variance Permit to vary the following by-law regulation:
 - prohibiting the construction of a sign not specifically permitted under the Sign By-law

in order to permit the development of a new four-sided free-standing sign for a commercial site in City Centre.

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. 7905-0214-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7905-0214-00 (Appendix V), varying the following regulation of the Sign By-law:
 - (a) construction of any other sign not specifically permitted under the Sign By-law.
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) issuance of Development Variance Permit No. 7905-0214-00.

RES.R05-2300

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

4. [7905-0286-00](#)

19009, 19019, 19031, 19043, 18995, 18965 - 68 Avenue

Hugh Carter, Qualico Developments (Vancouver) Inc./Qualico Developments (Vancouver) Inc.

Development Variance Permit

Development Variance Permit to reduce the minimum side yard setback of an accessory building to permit the construction of double garages for 6 recently approved RF-9S lots in East Clayton.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 19009, 19019, 19031, 19043, 18995, 18965 - 68 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum side yard setback for an accessory building in the RF-9S Zone from 2.8 metres (9 ft.) to 2.2 metres (7.2 ft.)

in order to permit the construction of double garages on six recently approved lots in East Clayton.

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 approve Development Variance Permit No. 7905-0286-00 (Appendix V), varying the

following, to proceed to Public Notification:

- (a) where the side yard of an accessory building is 0 metre on one side, the minimum side yard on the opposite side shall be reduced from 2.8 metres (9 ft.) to 2.2 metres (7.2 ft.).

RES.R05-2301

Carried with Councillor Bose against.

5. 7905-0087-00

6880/6910 - 184 Street and Portion of 18497 - 68A Avenue

**H.Y. Engineering Ltd./Shiva Lingam Krishna and Priya Krishna; Lois Jessie Greenlay and Irene Mills;
City of Surrey**

Rezoning

Rezone from RA and RF-G to RF, RF-G and RF-12 to permit subdivision with an adjacent RF lot into 11 residential lots and one (1) park lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6880/6910 - 184 Street and Portion of 18497 - 68A Avenue.

The applicant is proposing:

- a rezoning from RA and RF-G to RF, RF-G and RF-12

in order to permit subdivision with an adjacent RF zoned lot into 11 residential lots and one (1) park lot.

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. a By-law be introduced to rezone the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single-Family Residential Zone (RF)" (By-law No. 12000) (Areas 1 and 3); "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) (Areas 2 and 4); and "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Areas 5 and 6) as shown on the attached Survey Plan and a date be set for Public Hearing (Appendix I).
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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 3 to limit future renovations to the existing house and until future subdivision into two RF zoned lots; and
 - (e) successful completion of the proposed land exchange with the City of Surrey.

RES.R05-2302

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

2005, No. 15845 pass its first reading.

RES.R05-2303

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

2005, No. 15845 pass its second reading.

RES.R05-23043

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2005, No. 15845 be held at the City Hall on October 17, 2005, at 7:00 p.m.

RES.R05-2305

Carried

6. [7904-0364-00](#)

7075 - 180 Street

Hunter Laird Engineering Ltd./Arlene Craig

NCP Amendment/Rezoning/Development Permit/Development Variance Permit

NCP Amendment and rezoning from A-1 to CD and RF-12 to allow subdivision into approximately 35 small single family lots and 37 townhouse units; DP to allow development of 37 townhouse units. DVP to vary road width.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on property located at 7075 - 180 Street.

Gerry Kent, Interfor, was in attendance and commented that the organic material on site is approximately 1 metre deeper than the lower elevation of the townhouses. He continued that the main floor of the townhouses would be approximately 18 inches to 2 feet above the natural grade and the townhouses would be depressed into the natural grade by approximately 1 metre.

He added that the site does slope significantly from one corner to another and in some areas, the deck from the main floor to the back of unit would require some fill to access the main floor so the lower floor would not be completely depressed into the natural grade for some units. He stated that the northern property line is shared with another townhouse site and he is trying to obtain a letter of approval from that owner to coordinate that grade, which would be about 1 metre above the existing grade between the two developments.

He added that the main floor of the townhouses is above existing grade; the parking area goes up a floor, and in some cases, the deck off the kitchen is at level grade or raised. He noted that the indoor amenity space for the townhouses would be eliminated and a greenway area provided for residents and the public. He continued that lighting and appropriate fencing would be considered for increased security purposes and noted that the site would be divided between townhouses and apartments. He noted that the stand-alone amenity building for the apartment building would be approximately 1,000 sq.ft. and added that the minimum number of parking stalls for apartment zoning would be met.

The applicant is proposing:

- an NCP amendment from Townhouse Cluster (10 - 12 upa) to Townhouse (15 upa) and from Single Family Residential to Small Lots;
- a rezoning from A-1 to CD and RF-12;
- a Development Permit; and

- a Development Variance Permit to vary the following Subdivision and Development By-law regulation:
 - to reduce the road width for a Limited Local road for the RM-15 Zone from 20 metres (66 ft.) to 13.55 metres (44 ft.)

in order to allow development of 37 townhouse units (CD Zone) and approximately 35 small single family lots (RF-12 Zone).

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. a By-law be introduced to rezone a portion of the property from "General Agriculture Zone (A 1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Block A on attached Survey Plan) and a date be set for Public Hearing (Appendix I).
2. a By-law be introduced to rezone a portion of the property from "General Agriculture Zone (A 1)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block B on attached Survey Plan) and a date be set for Public Hearing (Appendix I).
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council authorize staff to draft Development Permit No. 7904-0364-00 generally in accordance with the attached drawings (Appendix III).
5. Council approve Development Variance Permit No. 7904-0364-00 (Appendix XIII) varying the following to proceed to Public Notification:
 - (a) to reduce the road dedication width for a Limited Local road for the RM-15 Zone in the Subdivision and Development By-law from 20 metres (66 ft.) to 13.55 metres (44 ft.).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout 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 cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the impact of no indoor amenity space;
 - (f) approval from the Ministry of Transportation;
 - (g) registration of a statutory right-of-way to permit public access to the outdoor amenity area located at the south-east corner of the site; and
 - (h) approval of Development Variance Permit No. 7904-0364-00.
7. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate portions of the land from:

- (a) Single Family Residential to Small Lots (Block B); and
- (b) Townhouse Cluster (10 - 12 upa) to Townhouse (15 upa) (Block A)

when the project is considered for final adoption.

RES.R05-2306

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15846A" pass its first reading.

RES.R05-2307

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15846A" pass its second reading.

RES.R05-2308

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15846A" be held at the City Hall on October 17, 2005, at 7:00 p.m.

RES.R05-2309

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15846B" pass its first reading.

RES.R05-2310

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15846B" pass its second reading.

RES.R05-2311

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15846B" be held at the City Hall on October 17, 2005, at 7:00 p.m.

RES.R05-2312

Carried

7. [7904-0317-00](#)

Portion of 6831 - 188 Street

Ian Kent, Interform/Nick and Gentilina Staniscia

OCP Amendment/Rezoning/Development Permit

Amend OCP from Suburban to Multiple Residential; Rezone from RA to CD; Development Permit to allow construction of approximately 104 apartment units and 139 townhouse units.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan on property located at portion of 6831 - 188 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Multiple Residential;
- a rezoning from RA to CD; and
- a Development Permit

in order to allow the development of approximately 104 apartment units and 139 townhouse units.

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 Higginbotham
That:

1. a By-law be introduced to redesignate a portion of the property from Suburban to Multiple Residential and a date for Public Hearing be set (Appendix III).
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 a portion of the property 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 (Appendix IV).
4. Council approve the applicant's request to eliminate the required indoor amenity space on the proposed townhouse site and to reduce the amount of required indoor amenity space for the apartment site from 312 square metres (3,358 square feet) to 96 square metres (1,033 square feet).
5. Council authorize staff to draft Development Permit No. 7904-0317-00 generally in accordance with the attached drawings (Appendix V).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Department of Fisheries and Oceans with respect to compensation issues;
 - (d) resolution of lot grading and landscaping issues to the satisfaction of the General Manager, Planning and Development;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement in the townhouse component and to prohibit the conversion of the tandem parking spaces into livable space;
 - (g) registration of an emergency access easement in favour of Lot 25, Plan 31941 located to the north at 6905 – 188 Street;

- (h) registration of a statutory right-of-way for public access over the proposed open space corridor linking 68A Avenue and the proposed park to the west;
- (i) registration of a working easement on the property to the north, at 6905 - 188 Street;
- (j) registration of a separate right-of-way agreement for public access over the proposed pedestrian walkway along the western edge of the proposed apartment building, linking the site to 68 Avenue to the south;
- (k) dedication of proposed Lot 3 (environmental area) for environmental protection and drainage purposes; and
- (l) the applicant adequately address the impact of no indoor amenity space for the proposed townhouse site and the reduced indoor amenity space for the proposed apartment site.

RES.R05-2313

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan By law, 1996, No. 12900, No. 124 Amendment By-law 2005, No. 15847" pass its first reading.

RES.R05-2314

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan By law, 1996, No. 12900, No. 124 Amendment By-law 2005, No. 15847" pass its second reading.

RES.R05-2315

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Official Community Plan By-law, 1996, No. 12900, No. 124 Amendment By-law 2005, No. 15847" be held at the City Hall on October 17, 2005, at 7:00 p.m.

RES.R05-2316

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15848" pass its first reading.

RES.R05-2317

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15848" pass its second reading.

RES.R05-2318

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15848" be held at the City Hall on October 17, 2005, at 7:00 p.m.

RES.R05-2319

Carried

8. [7902-0363-01](#)

Portion of 19519 - 68 Avenue

Dwight Heintz, McElhanney Consulting Services Ltd./Chia Property Ltd.

Development Variance Permit

DVP to allow reduced rear yard setback for the principal building and permit the location of a garage, and coach house above the garage within the front yard setback for proposed Lots 99 to 104.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at portion of 19519 - 68 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary Section F. Yards and Setbacks of the RF-9C Zone as follows:
 - to reduce the minimum rear yard setback for the principal building from 6.5 metres (21 ft.) to 3.5 metres (11 ft. 6 inches) to the building face and 2 metres (6.5 ft.) to the covered veranda; and
 - to permit accessory structures such as a garage and a coach house above the garage within the front yard setback with a minimum distance of 0.5 metre (1.6 ft.) from the front lot line

in order to permit the construction of a dwelling unit, a garage and a coach house on proposed Lots 99 to 104.

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 Tymoschuk
That:

1. Council approve Development Variance Permit No. 7902-0363-01 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) to vary Section F. Yards and Setbacks of the RF-9C Zone to reduce the minimum rear yard setback for the principal building from 6.5 metres (21 ft.) to 3.5 metres (11 ft. 6 inches) to the building face and 2 metres (6.5 ft.) to the covered veranda, for proposed Lots 99 to 104; and
 - (b) to vary Section F. Yards and Setbacks of the RF-9C Zone to permit the location of a garage and a coach house above the garage within the front yard setback with a minimum distance of 0.5 metre (1.6 ft.) from the front lot line, for proposed Lots 99 to 104.

RES.R05-2320

Carried

FLEETWOOD/GUILDFORD

9. [7905-0105-00](#)

15704 - 112 Avenue

CitiWest Consulting Ltd./Amy Zhen Wang and Clayton Jing Wang

Rezoning

Rezone from RA to RF to permit subdivision with a neighbouring RF zoned property into 8 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15704 - 112 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order allow subdivision with a neighbouring RF zoned property into approximately 8 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 Tymoschuk
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 an acceptable tree survey and a statement regarding tree preservation; and
 - (d) applicant adequately address concerns expressed by Parks.

RES.R05-2321 Carried

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15849" pass its first reading.

RES.R05-2322 Carried

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

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15849" pass its second reading.

RES.R05-2323 Carried

It was then
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15849" be held at the City Hall on October 17, 2005, at 7:00 p.m.

RES.R05-2324 Carried

SURREY CITY CENTRE/WHALLEY

10. 7905-0083-00

9567 - 127 Street

Michael Helle, Coastland Engineering Ltd./Maskeen Homes Ltd., Inc. No. 630738

Rezoning

Rezone from RA to RF and RF-12 in order to allow subdivision with an adjacent RF lot into six (6) standard single family lots and four (4) small single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9567 - 127 Street.

The applicant is proposing:

- a rezoning from RA to RF and RF-12

in order to allow subdivision with an adjacent RF lot into six (6) standard single family lots and four (4) small single family 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 Higginbotham
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) (Block A) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block B) as shown on the attached Survey Plan (Appendix I) 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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R05-2325 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,
2005, No. 15850" pass its first reading.

RES.R05-2326 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,
2005, No. 15850" pass its second reading.

RES.R05-2327 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15850" be held at the City Hall on October 17, 2005, at 7:00 p.m.

RES.R05-2328 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

11. [7905-0205-00](#)

13147 - 76 Avenue

Ionic Architecture Inc., c/o Sam Chan/581486 B.C. Ltd.

Rezoning/Development Permit

Rezone a portion of the property from IL to CD and Development Permit to allow the development of three (3) multi-tenant industrial buildings.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on property located at 13147 - 76 Avenue.

The applicant is proposing:

- a rezoning of a portion of the property from IL to CD; and
- a Development Permit

in order to permit the development of three (3) multi-tenant industrial buildings with a total floor area of 7,249 m² (78,031 sq.ft.).

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. a By-law be introduced to rezone Block "B" from "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VII).
2. Council authorizes staff to draft Development Permit No. 7905-0205-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) registration of a 6.0-metre (20 ft.) right-of-way for public passage along the east property line for the establishment of a greenway along the adjacent rail corridor.
4. Council pass a resolution to amend the Newton Local Area Plan to redesignate the land from "High Impact Industrial" to "General Industrial" when the project is considered for final adoption.

RES.R05-2329

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15851" pass its first reading.

RES.R05-2330

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. 15851" pass its second reading.

RES.R05-2331

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. 15851" be held at the City Hall on October 17, 2005, at 7:00 p.m.

RES.R05-2332

Carried

It was

Moved by Councillor Bose
Seconded by Councillor Watts

That the matter of reconfiguring the intersection at 76 Avenue and 132 Street and the B.C. Hydro Rail line be considered further by staff as expeditiously as possible in order to finalize design and servicing of the subdivision.

RES.R05-2333

Carried with Councillor Hunt against.

SURREY CITY CENTRE/WHALLEY

12. [7905-0256-00](#)

13150 - 115 Avenue

Singular Steel Inc./Spruce Terminals Inc.

Development Variance Permit

Development Variance Permit to construct a parking and truck circulation area with asphalt regrounding material rather than asphalt, concrete or similar pavement.

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham

That application 7905-0256-00 be referred to the October 17, 2005 Regular Council - Land Use meeting.

RES.R05-2334

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

13. [7903-0187-00](#)

12531/69/77/97 and 12619 - 66 Avenue

Dwight Heintz, McElhanney Consulting Services Ltd./Ken Lind; Dalip Holdings Ltd.; Satnam S. Randhawa, Kanwarjit S. Dhillon & Kulwinder S. Kang; K.D.S. Holdings Ltd.; Satpal S. Aujula, Naginder S. Juggal and Manjit S. Dale

NCP Amendment/Rezoning

NCP Amendment from Cluster Housing to Small Lots, and rezoning from RA and RS (By-law No. 5942) to RF-12 to allow subdivision into approximately 88 single family residential small lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on properties located at 12531/69/77/97 and 12619 - 66 Avenue.

The applicant is proposing:

- an NCP amendment from "Cluster Housing" to "Small Lots"; and
- a rezoning from RA and RS (By-law No. 5942) to RF-12

in order to allow subdivision into approximately 88 single family residential small 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 Steele
That:

1. a By-law be introduced to rezone the properties located at 12531, 12569, 12577, 12597 and 12619 – 66 Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Suburban Residential Zone (RS)" (By law No. 5942) to "Single Family Residential (12) Zone (RF-12)" (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; and
 - (c) submission of an acceptable finalized tree survey and a statement regarding tree preservation.
3. Council pass a resolution to amend the West Newton North NCP to redesignate a portion of the site from "Cluster Housing" to "Small Lots" when the project is considered for final adoption.

RES.R05-2335 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15852" pass its first reading.

RES.R05-2336 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15852" pass its second reading.

RES.R05-2337 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15852" be held at the City Hall on October 17, 1005, at 7:00 p.m.

RES.R05-2338 Carried

SOUTH SURREY

14. [7905-0175-00](#)
3422 - 144 Street
Cameron MacKay, Colang Developments Ltd./Colang Developments Ltd., Inc. No. 531049
Rezoning
Rezone from CD to RF to permit subdivision into two (2) single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 3422 - 144 Street.

The applicant is proposing:

- a rezoning from CD to RF

in order to allow subdivision into two (2) 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 Steele
That:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 13885) 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) registration of a Section 219 Restrictive Covenant to establish a variable 13 metre (43 ft.) to 15 metre (50 ft.) rear yard setback and a 10 metre (33 ft.) front yard setback for all new dwellings.

RES.R05-2339 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15853" pass its first reading.

RES.R05-2340 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15853" pass its second reading.

RES.R05-2341 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15853" be held at the City Hall on October 17, 2005, at 7:00 p.m.

RES.R05-2342 Carried

15. [7904-0432-00](#)

12626 - 15 Avenue

Clarence Arychuk, Hunter Laird Engineering Ltd./Paul and Gay Hough

Rezoning/Development Variance Permit

Rezone from RF to RF-O to permit the development of a single family dwelling. DVP to relax the minimum lot depth and reduce the front and rear yards.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 12626 - 15 Avenue.

The applicant is proposing:

- a rezoning from RF to RF-O;
- a Development Variance Permit to vary the RF-O Zone to relax the following by-law regulations:
 - relax the minimum lot depth requirement from 45 metres (150 ft.) to 30 metres (98 ft.);
 - reduce the minimum required front yard from 10 metres (33 ft.) to 4.8 metres (16 ft.); and
 - reduce the minimum required rear yard from 10 metres (33 ft.) to 4.8 metres (16 ft.)

in order to permit the development of a single family dwelling.

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 "Single Family Residential Zone (RF)" (By law No. 12000) to "Single Family Residential Oceanfront Zone (RF-O)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0432-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF-O Zone from 10 metres (33 ft.) to 4.8 metres (16 ft.);
 - (b) to reduce the minimum rear side yard setback of the RF-O Zone from 10 metres to 4.8 metres (16 ft.); and
 - (c) to reduce the minimum lot depth requirement of the RF-O Zone from 45 metres (150 ft.) to 30 metres (98 ft.);provided that the east side yard setback is a minimum of 10 metres (33 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (c) registration of a Restrictive Covenant to ensure the proposed dwelling complies with the approved building plans; and
 - (d) registration of a Restrictive Covenant for the Geotechnical Report.

Before the question was called:

It was
Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Application No. 7904-0432-00 be deferred until issues have been resolved.

RES.R05-2343
Priddy and

Defeated with Mayor McCallum, and Councillors Villeneuve, Bose,
Watts against.

The question was called on the main motion, and it was:

RES.R05-2344
Villeneuve,

Defeated with Mayor McCallum, and Councillors Steele, Tymoschuk,
and Higginbotham against.

Rescinded RC January 16, 2006 - RES.R06-117

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Land Use Contract No. 38, Authorization By-law, 1973, No. 4153, Partial Discharge By-law, 2005, No. 15806"

7905-0107-00 - 510708 B.C. Ltd.

To discharge Land Use Contract No. 38 from the properties located at 17902 and 17903 Roan Place to allow the underlying "Light Impact Industrial Zone (IL)" to come into effect.

Approved by Council: July 25, 2005

- * Planning & Development advise that (see memorandum dated September 12, 2005 in by-law back-up) By-law No. 15806 should be filed as the applicant has requested that the file be closed.

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That "Surrey Land Use Contract No. 38, Authorization By-law, 1973, No. 4153, Partial Discharge By-law, 2005, No. 15806" be filed.

RES.R05-2345

Carried

FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15626"

7904-0347-00 - Parsana Khrod,

RH (BL 12000) to RF (BL 12000) - 5828 - 136 Street - to allow subdivision into two single family lots.

Approved by Council: January 24, 2005

- * Planning & Development advise that (see memorandum dated September 22, 2005 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 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15626" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

RES.R05-2346

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15628"

7904-0136-00 - 685302 B.C. Ltd., 667226 B.C. Ltd.,
Kuldip and Kawaljit Chehil, c/o McElhanney Consulting Services Ltd. (James Pernu)

RA (BL 12000) to RF-12 (BL 12000) - 7025, 7041, 7061 and 7095 150 Street - to permit subdivision into 64 single family small lots and park.

Approved by Council: January 24, 2005

The Mayor noted this item was not in order for consideration at this time.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15733"

7904-0400-00 - Veranda Adera Projects Ltd., c/o Adera Equities Inc.

CHI and RA (BL 12000) to RM-30 (BL 12000) - 16170 - 84 Avenue, 16230 and 16288 Fraser Highway, Portion of 84 Avenue - to permit the development of 200, 3-storey townhouse units in the Fleetwood Town Centre.

Approved by Council: May 18, 2005

Note: A Development Permit (7904-0400-00) on the site is to be considered for Final Approval under Item I.1(c).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15733" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

RES.R05-2347

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15263"

7902-0340-00 - 648118 B.C. Ltd., c/o Sarbjit S. Bains and
c/o Canasia Environmental and Engineering Ltd.

A-1 (BL 12000) to CD (BL 12000) - 6814 - 152 Street - to permit the development of an approximately 4,542 m² (48,893 sq.ft.) multi-tenant industrial building and a 2,737 m² (29,463 sq.ft.) wedding palace containing a religious assembly area and two banquet facilities, in addition to a limited

area for specialty retail uses that cater to the proposed wedding palace.

Approved by Council: January 12, 2004

- * Planning & Development advise that (see memorandum dated September 30, 2005 in by-law backup) the Development Permit No. 7902 0340 00 forms part of this application and is nearing completion. However, this Development Permit cannot be finalized and executed at this time as the applicant intends to submit an application for Development Variance Permit to address a reduced setback resulting from dedication of a bus bay along 152 Street.

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15263" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

RES.R05-2348

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15458"

7904-0109-00 - Guildford Golf & Country Ltd., c/o Aplin & Martin Consultants Ltd. (Eric Adernack)

RF (BL 12000) to CPG (BL 12000) - Portion of 7651 - 152 Street - to allow subdivision (lot consolidation) with the Guildford Golf and Country Club.

Approved by Council: July 19, 2004

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15458" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

RES.R05-2349

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14747"

7902-0099-00 - Guildford Golf & Country Ltd., c/o Aplin & Martin Consultants Ltd.

A-3 (BL 5941) to CPG (BL 12000) - 7997 - 152 Street - to permit the development of a "netted-in" swing practice area for the Guildford Golf and Country Club.

Approved by Council: July 8, 2002

Note: The Public Hearing on this application was held on July 22, 2002. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- * Planning & Development advise that (see memorandum dated September 29, 2005 in by-law backup) the Development Permit associated with this application cannot be finalized and executed as the Development Variance Permit to facilitate the development was issued on July 22, 2002 and has lapsed. The Development Permit will be brought forward for approval once an application for Development Variance Permit has been approved by Council.

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14747" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

RES.R05-2350

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0116-00**
Northmark Construction/Northmark Construction Inc. and Fast Estates Development Group
17358 - 104A Avenue

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

"That Development Permit No. 7905-0116-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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."

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit No. 7905 0116 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.R05-2351

Carried

- (b) **Development Permit No. 7905-0036-00**
Glen Froese, Krawn Engineering Ltd./Bridge Western Properties
6039 - 196 Street

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

"That Development Permit No. 7905-0036-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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."

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit No. 7905 0036 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.R05-2352

Carried

- (c) **Development Permit No. 7904-0400-00**
Norm Couttie, Adera
Veranda Adera Projects Ltd.
16170 - 84 Avenue/16230/88 Fraser Highway, and Portion of 84 Avenue

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

"That Development Permit No. 7904-0400-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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."

Note: See By-law 15733 under Item H.4.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit No. 7904 0400 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.R05-2353

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

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

RES.R05-2354

Carried

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

Certified Correct:

City Clerk

Mayor