



City of Surrey

Special (Regular) Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, SEPTEMBER 13, 2004
Time: 6:02 p.m.

Present:

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

Absent:

Councillor Hunt

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
General Manager, Finance, Technology & HR
Interim General Manager, Parks, Recreation & Culture
Manager, Area Planning Division
Manager, North Surrey Section
Manager, South Surrey Section
Land Development Engineer
City Solicitor

Councillors Entering Meeting as Indicated:

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. 7903-0283-00

15036 Highway No. 10 and 5464 Panorama Drive

Jim Sidwell/Steels Holdings (BTC) Ltd., Inc. No. 898506

661266 British Columbia Ltd., Inc. No. 661266

Rezoning/Development Permit/Development Variance Permit

Rezone from RH to IB. Development Permit to permit development of approximately 7,850 sq .m of industrial buildings. Development Variance Permit to increase the number of fascia signs from 2 to 4.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on properties located at 15036 Highway No. 10 and 5464 Panorama Drive.

The applicant is proposing:

- a rezoning from RH to IB;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to increase the number of fascia signs from 2 to 4

in order to permit the development of approximately 7,850 sq.m. (84,500 sq.ft.) of industrial buildings.

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 Tymoschuk
That:

1. a By-law be introduced to rezone the property at 15036 No. 10 Highway from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0283-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7903-0283-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to increase the number of fascia signs from 2 to 4.
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) approval from the Ministry of Transportation;
 - (c) submission of arborist report, an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of architectural and landscape plans including cost estimate to ensure all design and landscape issues are resolved to the specifications and satisfaction of the General Manager, Planning and Development; and
 - (e) resolution of lot grading issues and submission of a lot grading plan to the satisfaction of the General Manager, Planning and Development.
5. Council pass a resolution to amend the East Panorama Ridge Local Area Plan to redesignate the land from Agro-Industrial to Business Park when the project is considered for final adoption.

RES.R04-2476

Carried

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 Tymoschuk
Seconded by Councillor Watts
That:

1. Council approve Development Variance Permit No. 7902-0295-01, varying the following, to proceed to Public Notification:
 - (a) the minimum front yard setback of the "Multiple Residential 30 Zone (RM-30)" be reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.).

RES.R04-2480 Carried

C. ADJOURNMENT

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the Special (Regular) Council - Land


Use meeting do now adjourn.
RES.R04-2481 Carried

The Special (Regular) Council- Land Use meeting adjourned at 6:08 p.m.

Certified Correct:



City Clerk



Mayor