



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 21, 2005
Time: 4:45 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
Manager, Long Range Planning & Policy
Development
General Manager, Finance, Technology & HR
General Manager, Parks, Recreation &
Culture
Manager, Area Planning Division
Manager, North Surrey Section
Manager, South Surrey Section
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

- 7904-0188-00**
17878 Highway No. 10
David Tyrell Architect Inc./SSC Ventures (No. 67) Ltd., Inc. No. 704160
Rezoning/Development Permit/Development Variance Permit
Rezone from A-1 to CD and DP to permit a highway commercial development on the north portion of the site and a multi-tenant industrial building on the south portion. DVP to vary the Sign By-law.

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 property located at 17878 Highway No. 10.

The applicant is proposing:

- a rezoning from A-1 to CD;
- a Development Permit; and

- a Development Variance Permit to vary the following by-law regulation:
 - vary the Surrey Sign By-law to allow three fascia signs on the north-easterly building of Block A

in order to permit the development of a highway commercial oriented development on the north portion of the site and a multi-tenant industrial building on the south portion of the site.

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 from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. Council authorize staff to draft Development Permit No. 7904-0188-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7904-0188-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to increase the number of fascia signs allowed in Surrey Sign By-law from 2 to 3 for the north-easterly 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation; and
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-360

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15669" pass its first reading.
RES.R05-361 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. 15669" pass its second reading.
RES.R05-362 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. 15669" be held at the
City Hall on March 7, 2005, at 7:00 p.m.
RES.R05-363 Carried

FLEETWOOD/GUILDFORD

2. **7903-0329-00**
15330 - 102A Avenue
Wayne Ferguson/Carousel Ventures Ltd.
Liquor Permit - Amendment
*Liquor Primary License amendment for the hours of operation at the
Mirage Nightclub in Guildford.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Liquor Permit License on property located at 15330 - 102A Avenue.

The Mayor noted that the applicant had requested this application be withdrawn.

SOUTH SURREY

3. **7905-0031-00**
3531 King George Highway
Jordan Desrochers, Knight Signs Ltd./Husky Oil Ltd.
Development Permit
Development Permit to allow a free-standing sign.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 3531 King George Highway.

The applicant is proposing:

- a Development Permit

in order to permit the development of a free-standing sign.

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 Council approve the attached

Development Permit No. 7905-0031-00 (Appendix V) authorize the Mayor and Clerk to sign the Development Permit, and 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.R05-364

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

4. 7904-0424-00

15730 - 84 Avenue

**Coastland Engineering & Surveying Ltd., Royale Developments
Ltd./Universal Management Services**

Rezoning

Rezone from RA to RF to allow subdivision into approximately 6 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15730 - 84 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately six 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 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 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 subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R05-365 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15670" pass its first reading.

RES.R05-366 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. 15670" pass its second reading.

RES.R05-367 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. 15670" be held at the
City Hall on March 7, 2005, at 7:00 p.m.

RES.R05-368 Carried

5. **7904-0324-00**
15651 - 112 Avenue
Richard Brooks, H.Y. Engineering Ltd./702647 B.C. Ltd.
Rezoning/Development Variance Permit
Rezone from RA to RC to permit subdivision into five clustered residential lots.
Development Variance Permit to reduce the minimum lot area for subdivision for the RC Zone.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 15651 - 112 Avenue.

The applicant is proposing:

- a rezoning from RA to RC; and
- a Development Variance Permit to vary the following RC Zone regulation:
 - to reduce the minimum lot area for subdivision from 2 ha (5 acres) to 1 ha (2.5 acres)

in order to allow subdivision into five clustered residential lots and related open space.

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 "Cluster Residential Zone (RC)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0324-00 (Appendix VIII), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot area for subdivision in the RC Zone from 2 hectares (5 acres) to 1 hectare (2.5 acres).
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 subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (d) submission of sufficient compensation for the open space area to address post construction hazard tree management and riparian restoration, to the satisfaction of the Parks Division.

RES.R05-369

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15671" pass its first reading.

RES.R05-370

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. 15671" pass its second reading.

RES.R05-371

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. 15671" be held at the
 City Hall on March 7, 2005, at 7:00 p.m.

RES.R05-372

Carried**6. 7904-0228-00****8357 - 168 Street**

**Mike Helle, Coastland Engineering & Surveying Ltd./Merlot Investments &
 Technology Ltd., Inc. No. 603800 Silk Road Holdings Ltd., Inc. No. 672766
 Rezoning**

*Rezone from RA to RF-12 to allow subdivision into approximately 8 small single
 family lots.*

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning on property located at 8357 - 168 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into approximately eight (8) 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 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 (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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) provision of a landscaped buffer and security for its implementation along 168 Street frontage road in accordance with the design criteria of the Subdivision By-law for frontage roads; and
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 4 until future consolidation with the adjacent properties (8333 - 167A Street and 8343 - 168 Street).

RES.R05-373 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15672" pass its first reading.

RES.R05-374 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15672" pass its second reading.

RES.R05-375 Carried

It was then

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15672" be held at the City Hall on March 7, 2005, at 7:00 p.m.

RES.R05-376

Carried

NEWTON

7. **7904-0374-00**

5920 - 148 Street; 14845 and 14865 - 59 Avenue

Clarence Arychuk, Hunter Laird Engineering Ltd./Qualico Developments (Vancouver) Inc., Inc No. A26101

Rezoning

Rezone from RA to RF-12 and RF-9 to permit subdivision into 25 single family residential small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 5920 - 148 Street, 14845 and 14865 - 59 Avenue.

The applicant is proposing:

- a rezoning from RA to RF-12 and RF-9

in order to allow subdivision into 25 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 Higginbotham

That:

1. a By-law be introduced to rezone the portion of the site identified as Block "A" on the plan attached as Appendix X from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and the portion of the site identified as Block "B" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000).
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 tree survey and a statement regarding tree preservation.

RES.R05-377 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15673" pass its first reading.

RES.R05-378 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. 15673" pass its second reading.

RES.R05-379 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. 15673" be held at the
City Hall on March 7, 2005, at 7:00 p.m.

RES.R05-380 Carried

- 8. 7904-0132-00**
14822 and 14854 - 72 Avenue
Hunter Laird Engineering Ltd./Tarlochan Pooni, Makhan Pooni, Parmajit Pooni and Narinder Pooni
Rezoning
Rezone from RA to RF-12 to permit subdivision into approximately 42 single family residential small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 14822 and 14854 - 72 Avenue.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into approximately 42 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 Higginbotham
That:

1. a By-law be introduced to rezone that part of Lot 1 being 11,354 m² (2.8 Ac.) and that part of Lot 2 being 10,703 m² (2.6 Ac.), shown outlined as Block A on the plan attached, from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing (Appendix XI).
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 tree survey and a statement regarding tree preservation.

RES.R05-381 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15674" pass its first reading.

RES.R05-382 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. 15674" pass its second reading.

RES.R05-383 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. 15674" be held at the City Hall on March 7, 2005, at 7:00 p.m.

RES.R05-384

Carried

9. 7904-0039-00

14518 - 60 Avenue and 5897 - 148 Street

CitiWest Consulting Ltd., c/o Roger Jawanda/685303 BC Ltd., Inc. No.

685303, Piara Kailay and Malkit Kailay

NCP Amendment/Rezoning

NCP amendment on a portion of the site from Single Family Residential to Single Family Residential Flex 6 to 14.5. Rezone from RA to RF-9, RF-12 and RF to allow subdivision into approximately 53 single family 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 14518 - 60 Avenue and 5897 - 148 Street.

The applicant is proposing:

- an NCP amendment on a portion of the site shown as a hatched area in Appendix IX from "Single Family Residential" to "Single Family Residential Flex 6 upa to 14.5 upa"; and
- a rezoning from RA to RF-9, RF-12 and RF

in order to allow subdivision into approximately 53 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 Higginbotham

Seconded by Councillor Hunt

That:

1. a By-law be introduced to rezone the portion of the site identified as Area "A" on the plan attached as Appendix X from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000), the portion of the site identified as Area "B" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and the portion of the site identified as Area "C" 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; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

3. Council pass a resolution to amend South Newton Neighbourhood Concept Plan to redesignate the portion of the site shown in Appendix IX from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5" when the project is considered for final adoption.

RES.R05-385 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15675" pass its first reading.

RES.R05-386 Carried with Councillor Bose against.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15675" pass its second reading.

RES.R05-387 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15675" be held at the
 City Hall on March 7, 2005, at 7:00 p.m.

RES.R05-388 Carried

SURREY CITY CENTRE/WHALLEY

10. **7904-0288-00**
11402 and 11410 - 142 Street
Coastland Engineering & Surveying Ltd./Resland Development Corporation,
Inc. No. 347319
Rezoning
Rezone from RA to RF to allow subdivision into approximately 13 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 11402 and 11410 - 142 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow the subdivision into approximately 13 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 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; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R05-389

Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15676" pass its first reading.
RES.R05-390 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 Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15676" pass its second reading.
RES.R05-391 Carried with Councillor Bose against.

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. 15676" be held at the
City Hall on March 7, 2005, at 7:00 p.m.
RES.R05-392 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

11. **7904-0365-00**
6919 and 6959 - 152 Street
Hunter Laird Engineering Ltd./Eastwood Heights Developments Ltd.
Rezoning
Rezone from RS (By-law No. 5942) to RF (By-law No. 12000) to permit subdivision into approximately 42 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6919 and 6959 - 152 Street.

The applicant is proposing:

- a rezoning from RS (By-law No. 5942) to RF (By-law No. 12000)

in order to allow subdivision into 42 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 "Suburban Residential Zone (RS)" (By-law No. 5942) 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; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R05-393 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15677" pass its first reading.

RES.R05-394 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. 15677" pass its second reading.

RES.R05-395 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. 15677" be held at the
City Hall on March 7, 2005, at 7:00 p.m.

RES.R05-396 Carried

12. **7903-0143-00**
13439 - 56 Avenue
Mr. Roger Jawanda, CitiWest Consulting Ltd./Baljit Sidhu and
Jatinder K. Sidhu
Development Variance Permit
Development Variance Permit to relax lot widths in order to allow subdivision into 5 RH lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13439 - 56 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - minimum lot widths in the RH Zone for proposed Lots 1 and 2 from 30 m (100 ft.) to 25 m (82 ft.)

in order to allow subdivision into five half-acre (RH Zoned) 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 Higginbotham
That:

1. Council approve Development Variance Permit No. 7903-0143-00, varying the following, to proceed to Public Notification (Appendix X):
 - (a) to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to 25.14 metres (82 ft.) for proposed Lots 1 and 2;
2. 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 subdivision layout to the satisfaction of the Approving Officer.

RES.R05-397

Carried with Councillor Priddy against.

SOUTH SURREY

13. **7904-0389-00**
3260 - 144 Street
Clarence Arychuk, Hunter Laird Engineering Ltd./Joginder K. Brar and
Rajinder K. Sandhu
Rezoning
Rezone from RA to CD to allow subdivision into five single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 3260 - 144 Street.

The applicant is proposing:

- a rezoning from RA to CD

in order to allow subdivision into five 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 "Comprehensive Development Zone (CD)" (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) registration of a "no build" Restrictive Covenant over the west 7.5 metres (25 ft) of Lot 1 to provide for a landscaped buffer and to protect existing trees adjacent to 144 Street.

RES.R05-398

Carried

- It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15678" pass its first reading.
RES.R05-399 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. 15678" pass its second reading.
RES.R05-400 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. 15678" be held at the
City Hall on March 7, 2005, at 7:00 p.m.
RES.R05-401 Carried

COMMUNITY/INSTITUTIONAL/AGRICULTURAL

CLAYTON/CLOVERDALE

- 14. 7905-0024-00**
18677, 18765, 18737 and 18789 Fraser Highway
Michelle Howe/Clayton Crossing Shopping Centre
Rezoning/Development Permit
Rezone from CD (By-law No. 15498) to CD to facilitate lot line adjustments on a recently approved commercial site. Development Permit to regulate supplemental landscaping.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 18677, 18765, 18737 and 18789 Fraser Highway.

The applicant is proposing:

- a rezoning from CD (By-law No. 15498) to CD; and
- Development Permit

in order to facilitate lot line adjustments on a recently approved commercial site.

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 site from "Comprehensive Development Zone (CD)" (By-law No. 15498) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
2. Council authorize staff to draft Development Permit No. 7905-0024-00 generally in accordance with the attached drawings (Appendix IV).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (b) registration of an amended Easement Agreement securing joint access and shared parking; and
 - (c) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-402 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15679" pass its first reading.

RES.R05-403 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 Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15679" pass its second reading.

RES.R05-404 Carried with Councillor Bose against.

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. 15679" be held at the City Hall on March 7, 2005, at 7:00 p.m.

RES.R05-405

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

15. 7901-0205-01

12388 - 58A Avenue and 5816 - 124 Street

Hardev S. Grewal and Mr. Harold Guy/Surjit Singh Grewal, Harmesh Singh Gill, Jaspal Singh Gill and Balraj Singh Gill

Development Variance Permit

Development Variance Permit to relax the requirements of Subdivision By-law No. 8830 to reduce the road right-of-way width of 58A Avenue from 20 metres (66 ft.) to 12.2 metres (40 ft.) to permit a subdivision of approximately six (6) single family lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 12388 - 58A Avenue and 5816 - 124 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations of Subdivision By-law No. 8830 to reduce the right-of-way (road) width from 20.0 metres (66 ft.) for a through local road (58A Avenue) to 12.2 metres (40 ft.)

in order to allow subdivision into approximately six (6) single-family residential lots under the RF 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 Tymoschuk

That:

1. Council approve Development Variance Permit No. 7901-0205-01, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Subdivision By-law to reduce the requirement for a 20.0 metre (66 ft.) wide right-of-way allowance for a through local road (58A Avenue) to 12.2 metres (40 ft.).

2. Council instruct staff to resolve the following issue 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; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R05-406

Carried with Councillor Bose against.**SURREY CITY CENTRE/WHALLEY**

16. **7904-0434-00**
13618 - 100 Avenue and 9887 East Whalley Ring Road,
Portion of King George Highway and 100 Avenue road allowance
Ron Yeun Architect/3532 Investments Ltd., Inc. No. 38462
Rezoning
Rezone from C-35 to CD to permit a high density, mixed-use residential/commercial development.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13618 - 100 Avenue and 9887 East Whalley Ring Road, Portion of King George Highway and 100 Avenue road allowance.

The applicant is proposing:

- a rezoning from C-35 to CD

in order to permit the development of a high density, mixed-use residential/commercial development in Surrey 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 Tymoschuk
That:

1. a By-law be introduced to rezone the subject property and portion of road allowance along King George Highway and 100 Avenue from "Downtown Commercial Zone (C-35)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council endorse the Site-Specific Urban Design Objectives and Guidelines outlined in Appendix VII that will be included in the overall Development Permit for the site and that will be used to guide all future development on the site.
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 subdivision layout to the satisfaction of the Approving Officer; and
 - (c) the closure of a portion of the road allowance at King George Highway and 100 Avenue and incorporation of the closed road allowance into the subject site.

RES.R05-407

Carried with Councillor Bose against.

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15680" pass its first reading.

RES.R05-408

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. 15680" pass its second reading.

RES.R05-409

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. 15680" be held at the
 City Hall on March 7, 2005, at 7:00 p.m.

RES.R05-410

Carried

C. CORPORATE REPORTS

1. The Corporate Report under date of February 21, 2005 was considered and dealt with as follows:

Item No. L003 Proposed Kwantlen University College in Cloverdale:
5510 - 180 Street and 5235 - 184 Street (Development
Permit and Development Variance Permit)
File: 7904-0297-00; 7904-0297-01

The General Manager of Planning & Development submitted a report to provide information to Council, regarding the issues raised at the November 29, 2004, Regular Council - Land Use Meeting by the delegation representing the Kwantlen Student Association (the "KSA"); and recommend that Council approve Development Variance Permit No. 7904-0297-01 to vary the parking requirements for Phase I of the development from 575 parking spaces to 274 parking spaces.

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 Council:

1. Receive this Report as information;
2. Approve Development Variance Permit No. 7904-0297-00, authorize the Mayor and Clerk to sign the Permit, and 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;
3. Authorize staff to administratively incorporate minor modifications to the site plan in the Development Permit drawings for Phase I of Kwantlen's Cloverdale campus, if necessary, to accommodate transit buses on-site; and
4. Instruct the City Clerk to forward a copy of this Corporate Report and the related Council Resolution to the Kwantlen Student Association and the applicant, Kwantlen University College.

RES.R05-411

Carried

Note: See Development Variance Permit 7904-0297-00 under Clerk's Report, Item I.1(a).

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, 2004, No. 15394"

7903-0345-00 - Modena-Rossa Developments Ltd.
c/o Modena-Rossa Developments Ltd.

RA (BL 12000) to RF-9 & RF-12 (BL 12000) - 16432, 16460,
16472 - 60 Avenue - to permit the development of approximately 22 small
single family lots with 9 m (30 ft.) frontages and 20 small single family
lots with 12 m (40 ft.) frontages in West Cloverdale South.

Approved by Council: June 7, 2004

- * Planning & Development advise that (see memorandum dated February 11, 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.
- * In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the West Cloverdale South Neighbourhood Concept Plan to redesignate the site from Rowhousing to Small Lots.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council amend the West Cloverdale
 South Neighbourhood Concept Plan to redesignate the site from Rowhousing to
 Small Lots.

RES.R05-412 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15394" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-413 Carried

Councillor Bose stated that he inadvertently remained in the meeting when By-law
 No. 15394 was considered.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15446"

7903-0344-00 - Fleetwood Green Properties Ltd., c/o Creekside Architects
 (Don Andrew)

RF (BL 12000) to RM-30 (BL 12000) - 8710, 8722 and 8734 - 159 Street
 - to permit a 48-unit townhouse development in the Fleetwood Town
 Centre.

Approved by Council: July 5, 2004

Note: A Development Permit (7903-0344-00) on the site is to be considered for
 Final Approval under Item I.2(a).

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15446" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-414 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15515"

7904-0280-00 - Carousel Ventures Ltd., c/o IBI Group Architects (Anita Leonoff)

CHI (BL 12000) to IL (BL 12000) - Portion of 13498 - 73 Avenue to
 permit the development of 4 self-storage warehouses.

Approved by Council: September 27, 2004

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15515" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-415 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15416"
 7903-0438-00 - 0714488 B.C. Ltd., c/o Web Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 6343 - 190 Street - to allow
 subdivision into approximately 4 single family lots and one remainder lot.

Approved by Council: June 21, 2004

- * Planning & Development advise that (see memorandum dated February 16, 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 Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15416" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-416 Carried

I. CLERK'S REPORT

1. Formal 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. 7904-0297-00**
Kwantlen University College
c/o Bunting Coady Architects (Tom Bunting)
 5510 - 180 Street

To reduce the required number of off-street parking spaces from 525 to
 274, to allow construction of approximately 17,500 sq. m. (188,375 sq. ft.)
 floor area representing Phase 1 of the Kwantlen University College
 Campus in Cloverdale.

Note: See Corporate Report Item L003.

It was
Moved by Councillor Hunt
Seconded by Councillor Watts
That Development Variance Permit
No. 7904-0297-00 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.R05-417

Carried

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0344-00**
Don Andrew, Creekside Architects/Fleetwood Green Properties
8710, 8722 and 8734 - 159 Street

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

"That Development Permit No. 7903-0344-00 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 15446, Item H.2.

It was
Moved by Councillor Hunt
Seconded by Councillor Watts
That Development Permit
No. 7903-0344-00 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.

RES.R05-418

Carried

- (b) **Development Permit No. 7904-0101-00**
Bolivar Heights Market
13916 Grosvenor Road

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

"That Development Permit No. 7904-0101-00 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 Watts
That Development Permit
No. 7904-0101-00 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.

RES.R05-419 Carried with Councillor Bose against.

(c) **Development Permit No. 7904-0358-00**
Northmark Construction Ltd./481331 B.C. Ltd.
17288 - 104A Avenue

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

"That Development Permit No. 7904-0358-00 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 Higginbotham
That Development Permit
No. 7904-0358-00 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.

RES.R05-420 Carried

(d) **Development Permit No. 7904-0297-01**
Kwantlen University College
c/o Bunting Coady Architects (Tom Bunting)
Portion of 5510 - 180 Street

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

"That Development Permit No. 7904-0297-01 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 Corporate Report L003.

Note: See Development Variance Permit 7904-0297-00 under Clerk's Report, Item I.1(a).

It was
Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Permit
No. 7904-0297-01 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.

RES.R05-421

Carried

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.

RES.R05-422


Carried

The Regular Council- Land Use meeting adjourned at 5:16 p.m.

Certified Correct:



City Clerk



Mayor