



City of Surrey

Regular Council - Land Use

Minutes

Multi-Purpose Rooms 1 & 2
Surrey Sport & Leisure Complex
16555 Fraser Highway
Surrey, B.C.
MONDAY, JUNE 27, 2005
Time: 5:15 p.m.

Present:

Chair: Councillor Steele
Mayor McCallum
Councillor Tymoschuk
Councillor Priddy
Councillor Bose
Councillor Watts
Councillor Hunt
Councillor Higginbotham

Absent:

Councillor Villeneuve

Councillors Entering Meeting as Indicated:

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. 7905-0066-00 5330 - 180 Street

Jerry Jensen, North American Reload Inc./Southern Railway of BC
Development Permit/Development Variance Permit
*Development Permit to allow a new office addition for an existing lumber
reloader business. Development Variance Permit to relax the north side yard
setback.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 5330 - 180 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following IL Zone regulation:
 - to relax the north side yard setback from 7.5 metres (25 ft.) to 4.3 metres (14 ft.)

in order to permit a new office addition for an existing lumber reloader business.

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 authorize staff to draft Development Permit No. 7905-0066-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7905-0066-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the IL Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) approval of Development Variance Permit No. 7905-0066-00.

RES.R05-1638

Carried

2. **7904-0419-00**
19041 - 54 Avenue
Gordon Estrada, c/o Bridge Holdings Ltd./Jaswinder Dhaliwal; Amarjit and Charanjit Johal; Navdeep Bhinder
OCP Amendment/Rezoning
Amend OCP from Suburban to Industrial and rezone from RA to IL to facilitate future industrial development in South Cloverdale.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on property located at 19041 - 54 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Industrial; and
- a rezoning from RA to IL

in order to facilitate future industrial development in South Cloverdale.

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 redesignate the property from Suburban to Industrial and a date for Public Hearing be set.
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 the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
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; and
 - (c) removal of the existing single family dwelling and accessory buildings from the subject lot.
5. Council pass a resolution to amend the Cloverdale Local Area Plan to redesignate the land from Suburban Residential to Industrial when the project is considered for final adoption.

RES.R05-1639

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 118 Amendment By-law 2005, No. 15781" pass its
first reading.

RES.R05-1640

Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 118 Amendment By-law 2005, No. 15781" pass its
 second reading.

RES.R05-1641 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 118 Amendment By-law 2005,
 No. 15781" be held at the Surrey Sport & Leisure Complex on July 11, 2005, at
 7:00 p.m.

RES.R05-1642 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15782" pass its first reading.

RES.R05-1643 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. 15782" pass its second reading.

RES.R05-1644 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. 15782" be held at the
 Surrey Sport & Leisure Complex on July 11, 2005, at 7:00 p.m.

RES.R05-1645 Carried

- 3. **7905-0037-00**
19029 - 54 Avenue
Surjit Kang/Surjit Singh Kang and Manjit Kaur Kang
 OCP Amendment/Rezoning
*Amend OCP from Suburban to Industrial and rezone from RA to IL to facilitate
 future industrial development in South Cloverdale.*

The General Manager of Planning & Development submitted a report concerning
 an application to amend the Official Community Plan, and a rezoning application
 on property located at 19029 - 54 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Industrial; and
- a rezoning from RA to IL

in order to facilitate future industrial development in South Cloverdale.

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 redesignate the property from Suburban to Industrial and a date for Public Hearing be set.
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 the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
4. 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;
 - (b) approval from the Ministry of Transportation; and
 - (c) removal of the existing single family dwelling and any other structures.
5. Council pass a resolution to amend the Cloverdale Local Area Plan to redesignate the land from Suburban to General Industrial when the project is considered for final adoption.

RES.R05-1646

Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 119 Amendment By-law 2005, No. 15783" pass its
first reading.
RES.R05-1647 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 Official Community Plan
By-law, 1996, No. 12900, No. 119 Amendment By-law 2005, No. 15783" pass its
second reading.
RES.R05-1648 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 119 Amendment By-law 2005,
No. 15783" be held at the Surrey Sport & Leisure Complex on July 11, 2005, at
7:00 p.m.
RES.R05-1649 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15784" pass its first reading.
RES.R05-1650 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. 15784" pass its second reading.
RES.R05-1651 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. 15784" be held at the
Surrey Sport & Leisure Complex on July 11, 2005, at 7:00 p.m.
RES.R05-1652 Carried

4. **7905-0014-00**
18998 - 54 Avenue
Harpal Lehal, c/o Sutton Group Medallion Realty/653699 B.C. Ltd.
OCP Amendment/Rezoning
Amend OCP from Suburban to Industrial and rezone from A-1 to IL to facilitate future industrial development in South Cloverdale.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on property located at 18998 - 54 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Industrial; and
- a rezoning from A-1 to IL

in order to facilitate future industrial development in South Cloverdale.

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 redesignate the property from Suburban to Industrial and a date for Public Hearing be set.
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 the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
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) dedication of a 10.0-metre (33 ft.) wide half-road along the east property line for a future connector road between 52 Avenue and 54 Avenue;

- (c) approval from the Ministry of Transportation; and
- (d) preparation and registration of a Section 219 Restrictive Covenant for protection of the creek, to the satisfaction of the Department of Fisheries and Oceans Canada.

5. Council pass a resolution to amend the Cloverdale Local Area Plan to redesignate the land from Suburban to Light Impact Industrial when the project is considered for final adoption.

RES.R05-1653 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 120 Amendment By-law 2005, No. 15785" pass its first reading.

RES.R05-1654 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 Official Community Plan
By-law, 1996, No. 12900, No. 120 Amendment By-law 2005, No. 15785" pass its second reading.

RES.R05-1655 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 120 Amendment By-law 2005,
No. 15785" be held at the Surrey Sport & Leisure Complex on July 11,2005, at
7:00 p.m.

RES.R05-1656 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15786" pass its first reading.

RES.R05-1657 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. 15786" pass its second reading.
 RES.R05-1658 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. 15786" be held at the
 Surrey Sport & Leisure Complex on July 11, 2005, at 7:00 p.m.
 RES.R05-1659 Carried

FLEETWOOD/GUILDFORD

5. **7905-0124-00**
16590 - 96 Avenue
PLEA Community Services Society of BC/Peter and Hilda Klassen
 Restrictive Covenant Amendment
*To amend the Restrictive Covenant to permit a dwelling unit and a community
 service use limited to a youth resource centre in addition to the limited
 commercial uses currently permitted.*

The General Manager of Planning & Development submitted a report concerning
 an application to amend the Restrictive Covenant on property located at
 16590 - 96 Avenue.

The applicant is proposing:

- a Restrictive Covenant amendment

in order to allow a community service use limited to a youth resource centre as a
 principal use and a dwelling unit as an accessory use, in addition to the limited
 commercial uses currently permitted.

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 the applicant's request to amend the Restrictive Covenant
 registered on title to permit a community service use limited to a youth
 resource centre as a principal use and a dwelling unit as an accessory use,

and a date be set for a Public Information Meeting to provide an opportunity for Public input.

2. Council instruct the City Clerk to extend the public notification boundaries to include 164 Street to 168 Street and 96 Avenue south to 92 Avenue.
3. Council pass a resolution to close File No. 7903-0411-00.
4. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) approval from a Professional Engineer that the sewage disposal system is adequate for the proposed use.

RES.R05-1660

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That a Public Information Meeting be held

to provide an opportunity for Public input at the Regular Council - Public Hearing Meeting be set for Monday, July 11, 2005 at the Surrey Sports & Leisure Complex at 7:00 p.m.

RES.R05-1661

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That Council file Restrictive Covenant

Amendment Application No. 7903-0411-00.

RES.R05-1662

Carried

6. 7905-0072-00

10176 – 154 Street

J.L. Leach, c/o Guildford Station Pub/Guildford Station Pub

Liquor Primary License – Amendment

Liquor Primary License amendment to extend the hours of operation at the Guildford Station Pub in Guildford.

The General Manager of Planning & Development submitted a report concerning an application to amend the Liquor Primary License on property located at 10176 - 154 Street.

The applicant is requesting an amendment to the hours of operation for the Guildford Station Pub from the current hours of 10:00 a.m. to 12:00 a.m. Monday

through Thursday, 11:00 a.m. to 1:00 a.m. Friday and Saturday and 11:00 a.m. to 12:00 a.m. on Sunday to the proposed hours of 11:00 a.m. to 1:00 a.m. Sunday through Wednesday and 11:00 a.m. to 2:00 a.m. Thursday through Saturday.

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 the following proposed amendment to the existing liquor primary license to proceed to Public Notification:

(a) to amend the hours of operation as follows:

- Sunday through Wednesday: from the current hours of 11:00 a.m. to 12:00 a.m. Sunday and 10:00 a.m. to 12:00 a.m. Monday through Wednesday to the proposed hours of 11:00 a.m. to 1:00 a.m.; and
- Thursday through Saturday: from the current hours of 10:00 a.m. to 12:00 a.m. Thursday and 11:00 a.m. to 1:00 a.m. Friday and Saturday to the proposed hours of 11:00 a.m. to 2:00 a.m.

RES.R05-1663

Carried with Councillors Hunt and Priddy against.

NEWTON

7. **7905-0149-00**
#116, 12080 Nordel Way
Jordan Desrochers, Knight Signs/Nordel Crossing Shopping Centre Ltd.
Development Variance Permit
Development Variance Permit to vary the number of fascia signs from 1 to 2.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at #116, 12080 Nordel Way.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - the maximum number of fascia signs per premise is increased from 1 to 2

in order to permit 1 additional fascia 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 Higginbotham
Seconded by Councillor Tymoschuk
That:

1. Council approve Development Variance Permit No. 7905-0149-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) the Sign By-law regulation relating to a maximum number of fascia signs per premise is varied as follows:
 - i. the maximum number of fascia signs is increased from 1 to 2 for the B.C. Liquor Store enterprise at #116 - 12080 Nordel Way.

RES.R05-1664

Carried with Councillor Bose against.

SOUTH SURREY

8. **7905-0038-00**
2318 – 156 Street
Rupinder Kooner, Apex International Services Ltd./Imanpal and Preeti Dhillon
Rezoning/Development Permit/Development Variance Permit
Rezone from RF to C-5. Development Permit to permit the upgrading of an existing building to accommodate an art studio. Development Variance Permit to reduce side yard setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit, and a rezoning application on property located at 2318 - 156 Street.

The applicant is proposing:

- a rezoning from RF to C-5;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - reduce the north side yard setback from 7.5 metres (25 ft.) to 4.27 metres (14 ft.);
 - reduce the south side yard setback from 7.5 metres (25 ft.) to 1.68 metres (6 ft.)

in order to permit the upgrading of an existing building that will accommodate an art studio.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0038-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7905-0038-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 4.27 metres (14 ft.); and
 - (b) to reduce the minimum south side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.68 metres (6 ft.).
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 an acceptable finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-1665

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15787" pass its first reading.

RES.R05-1666

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. 15787" pass its second reading.
 RES.R05-1667 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. 15787" be held at the
 Surrey Sport & Leisure Complex on July 11, 2005, at 7:00 p.m.
 RES.R05-1668 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

9. **7904-0417-00**
6699 - 140A Street and 6688 - 140 Street
Bob de Boer/Bob and Tammy de Boer; Makhan Sanghera and Narinder Sandhu
 Partial Land Use Contract Discharge/Rezoning
Partial discharge of Land Use Contract No. 323 on one lot. Rezone from RF-G and RF to RF-12 to permit a lot line adjustment.

The General Manager of Planning & Development submitted a report concerning an application to partially discharge Land Use Contract No. 323, and a rezoning application on properties located at 6699 - 140A Street and 6688 - 140 Street.

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 partially discharge Land Use Contract No. 323 and a date for Public Hearing be set.
2. a By-law be introduced to rezone 6699 - 140A Street from "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000 and to rezone a portion of 6688 - 140 Street from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.

- 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; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R05-1669

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Land Use Contract No. 323,

Authorization By-law, 1977, No. 5238 Partial Discharge By-law, 2005, No. 15788" pass its first reading.

RES.R05-1670

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Land Use Contract No. 323,

Authorization By-law, 1977, No. 5238 Partial Discharge By-law, 2005, No. 15788" pass its second reading.

RES.R05-1671

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Land

Use Contract No. 323, Authorization By-law, 1977, No. 5238 Partial Discharge By-law, 2005, No. 15788" be held at the Surrey Sport & Leisure Complex on July 11, 2005, at 7:00 p.m.

RES.R05-1672

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15789" pass its first reading.

RES.R05-1673

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. 15789" pass its second reading.
 RES.R05-1674 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. 15789" be held at the
 Surrey Sport & Leisure Complex on July 11, 2005, at 7:00 p.m.
 RES.R05-1675 Carried

- 10. 7904-0330-00**
12683 - 72 Avenue
Luis Cruz/Hafiz S. Mohammed and Nazir A. Mohammed
 Rezoning/Development Permit
*Rezoned from RA to CD, and a Development Permit to permit the development of a
 3-unit multiple residential building.*

Councillor Priddy left the meeting at 5:31 p.m. due to a potential conflict of interest as she owns a condominium at this address.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 12683 - 72 Avenue.

The applicant is proposing:

- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of a 3-unit multiple residential 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 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 approve the applicant's request to eliminate the required indoor amenity space.

3. Council authorize staff to draft Development Permit No. 7904-0330-00 in accordance with the attached drawings (Appendix III).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) the applicant adequately address the impact of no indoor amenity space.
5. Council pass a resolution to amend the Newton Local Area Plan to redesignate the land from "Suburban Residential" to "Multiple Residential" when the project is considered for final adoption.

RES.R05-1676

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15790" pass its first reading.

RES.R05-1677

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. 15790" pass its second reading.

RES.R05-1678

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. 15790" be held at the
 Surrey Sport & Leisure Complex on July 11, 2005, at 7:00 p.m.

RES.R05-1679

Carried

Councillor Priddy returned to the meeting at 5:32 p.m.

11. **7903-0412-00**
6009, 6017, 6025 and 6033 - 127A Street
Eric Aderneck, Aplin & Martin Consultants Ltd./Kulwant Chohan and Charan Hayer
Development Variance Permit
Development Variance Permit to reduce the front yard setbacks to allow a larger building envelope.

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

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

12. **7904-0301-00**
12195 Industrial Road
3 Dimension Construction Design Inc./Irena Czerna-Put
Development Permit/Development Variance Permit
Development Permit to permit the construction of a new industrial building and locate two pre-manufactured trailers in Bridgeview. Development Variance Permit to relax the side yard setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 12195 Industrial Road.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to relax the northeast side yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.); and
 - to relax the southwest side yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.)

in order to permit the construction of a new industrial building and locate two pre-manufactured trailers in Bridgeview.

Peter Ng

Peter Ng, Designer for the application, was in attendance and commented that there would be no outdoor storage on site and that any storage would be housed inside the 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 Tymoschuk

That Application No.7904-0301-00 be

deferred to the next meeting for the owner to attend.

RES.R05-1680

Carried with Councillor Bose against.

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

13. 7905-0027-00

14615 - 16 Avenue

Ted Haddock, Four Square Gospel Church/Four Square Gospel Church of Canada, Inc. No. S-21588

Rezoning

Rezone from RF to CD in order to allow for a church facility with a maximum of 150 seats.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 14615 - 16 Avenue.

The applicant is proposing:

- a rezoning from RF to CD

in order to allow for a church facility with a maximum of 150 seats.

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 "Single Family Residential Zone (RF)" (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) provision of security for parking lot upgrade and fencing; and
- (c) registration of a restrictive covenant to restrict the conversion of garage parking to other uses.

3. Amend Semiahmoo Peninsula Plan from Urban Residential to Assembly Hall before final adoption of the rezoning by-law.

RES.R05-1681 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15791" pass its first reading.

RES.R05-1682 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. 15791" pass its second reading.

RES.R05-1683 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. 15791" be held at the
Surrey Sport & Leisure Complex on July 11, 2005, at 7:00 p.m.

RES.R05-1684 Carried

SURREY CITY CENTRE/WHALLEY

14. **7905-0033-00**
13295 - 108 Avenue
Carson Nofle/Tri-Pacific Investment Group Ltd.
Rezoning/Development Permit/Development Variance Permit
Rezone from RF and CHI to RM-70. Development Permit to permit a 4-storey, 112-unit apartment building in Surrey City Centre. DVP to vary setbacks and balcony requirements.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit, and a rezoning application on property located at 13295 - 108 Avenue.

The applicant is proposing:

- a rezoning from RF and CHI to RM-70;
- a Development Permit; and
- a Development Variance Permit to vary the following RM-70 Zone regulations:
 - to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3.4 metres (11 ft.);
 - to reduce the minimum eastern side yard setback from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.); and
 - to waive the requirement to provide balconies for 12 bachelor units

in order to permit the development of a four-storey, 112-unit apartment building 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 property from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Multiple Residential 70 Zone (RM-70)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0033-00 generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7905-0033-00 (Appendix XI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-70 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.);
 - (b) to reduce the minimum eastern side yard setback of the RM-70 Zone from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.); and
 - (c) to waive the requirement of the RM-70 Zone that all dwelling units are required to provide balconies for 12 bachelor units.
4. 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) input from the Department of Fisheries and Oceans Canada;

- (c) approval from B.C. Environment, Contaminated Sites Branch;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) submission of a landscaping plan and landscaping costs estimate to the specifications and satisfaction of the City Landscape Architect; and
- (f) demolition or removal of all buildings and structures on the subject property to the satisfaction of the Building Division.

RES.R05-1685 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15792" pass its first reading.

RES.R05-1686 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. 15792" pass its second reading.

RES.R05-1687 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. 15792" be held at the
Surrey Sport & Leisure Complex on July 11, 2005, at 7:00 p.m.

RES.R05-1688 Carried

C. CORPORATE REPORTS

1. The Corporate Report under date of June 27, 2005 was considered and dealt with as follows:

Item No. L006 Restrictive Covenant Conditions for
Removal of Driveway on Semiahmoo Trail
Application No. 7903-0269-00
File: 7903-0269-00

The General Manager of Planning & Development submitted a report to obtain Council's direction with respect to the possible further amendment of a Restrictive Covenant that is proposed to be registered on the title of proposed Lot 17 (previously identified as Lot 5 in the Planning Report to Council) in a subdivision of the property at 2885 Semiahmoo Trail. The attached plan, labelled Appendix "A", illustrates the proposed subdivision of 2885 Semiahmoo Trail, within which Lot 17 is located.

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
information. That Council receive this report as

RES.R05-1689 Carried

Note: See By-law 15423 under Item H.4.

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. 15484"

7904-0243-00 - Walter and Annie Pacula, c/o McElhanney Consulting Services Ltd. (Dwight Heintz)

RA (BL 12000) to RF (BL 12000) - 15115 - 68 Avenue - to allow subdivision into five single family lots.

Approved by Council: September 7, 2004

- * Planning & Development advise that (see memorandum dated June 21, 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. 15484" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1690

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15397"

7903-0266-00 - Amarjit Gill

RA (BL 12000) to RF (BL 12000) - 11142 - 152 Street - to allow subdivision into 2 single family lots.

Approved by Council: June 7, 2004

- * Planning & Development advise that (see memorandum dated June 23, 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. 15397" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1691

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15510"

7903-0276-00 - Richur Developments Ltd., c/o McElhanney Consulting
 Services Ltd. (James Pernu)

CD (BL 13885) to RF (BL 12000) - 3448 and 3486 - 144 Street - to allow
 subdivision into 4 single family lots.

Approved by Council: September 27, 2004

- * Planning & Development advise that (see memorandum dated June 21, 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, the applicant has provided restrictive covenants to limit the building
 envelopes and setbacks, dictate the driveway locations, and permit reciprocal
 access for Lots 3 and 4 to preserve trees and ensure an adequate rear yard
 separation from the Crescent Townhouse development to the east.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15510" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1692

Carried with Councillor Bose against.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15423"

7903-0269-00 - Sharon Rosenberg, c/o Hunter Laird Engineering Ltd.
 (Clarence Arychuk)

RA (BL 12000) to RH-G (BL 12000) - 2885 Semiahmoo Trail - to allow
 subdivision into five single family residential lots with a provision of 15%
 open space.

Approved by Council: June 21, 2004

Note: This By-law will be in order for consideration of Final Adoption, should Council approve the recommendations of Corporate Report Item No. L006.

* At the June 20, 2005 Regular Council meeting, Council passed the following resolution:

"That By-law 15423 be referred back to staff for one week to provide appropriate advice on Semiahmoo Trail."

Planning & Development have provided a response to this resolution in Corporate Report Item No. L006 of this Agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Approving Officer require as a condition of subdivision approval that the applicant register a Restrictive Covenant on the title of Lot 17 that requires the owner of the lot to remove the driveway(s) serving the Lot off Semiahmoo Trail when the City is in a position to close Semiahmoo Trail across the frontage of Lot 17 or when Lot 17 is further subdivided, whichever occurs first.

RES.R05-1693 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15423" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1694 Carried

I. CLERK'S REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

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

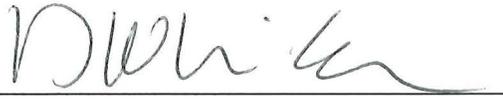
RES.R05-1695 Carried

The Regular Council- Land Use meeting adjourned at 5:57 p.m.

Certified Correct:



City Clerk



Mayor