



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, NOVEMBER 28, 2005
Time: 5:30 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, Area Planning & Development,
North Division
Manager, Area Planning & Development,
South Division
Manager, Land Development, Engineering
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. 7905-0228-00

9300 - 192 Street

**Detroit Diesel Allison BC/Botco Properties Ltd., 29 Ande. Holding Co. Ltd.,
J. Cullen Ltd. and Spalding Properties Ltd.**

Land Use Contract Discharge/Development Permit

Discharge LUC No. 476 to allow the underlying IL Zone to regulate the site.

Development Permit to allow for employee parking and truck sales/display.

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 476 and a Development Permit application on property located at 9300 - 192 Street.

The applicant is proposing:

- a Land Use Contract discharge; and
- a Development Permit

in order to allow the underlying IL Zone to regulate the site and to permit development of an employee parking lot and truck sales and display area.

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 discharge Land Use Contract No. 476 and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7905-0228-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) resolution of the type of lights to be used to illuminate the parking lot to the satisfaction of the City Architect.

RES.R05-2684 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 476, Authorization By-law, 1978, No. 5502 Discharge By-law, 2005, No. 15885" pass its first reading.

RES.R05-2685 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 476, Authorization By-law, 1978, No. 5502 Discharge By-law, 2005, No. 15885" pass its second reading.

RES.R05-2686 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use Contract No. 476, Authorization By-law, 1978, No. 5502 Discharge By-law, 2005, No. 15885" be held at the City Hall on December 12, 2005, at 7:00 p.m.

RES.R05-2687 Carried

2. **7905-0196-00**
9277 - 194 Street and Portion of 9300 - 192 Street
Krahn Engineering, Dr. J.B. Wallace/MDR Holdings Ltd., Inc. No. 0715790,
Botco Properties Ltd., 29 Ande. Holding Co. Ltd., J. Cullen Ltd. and
Spalding Properties Ltd.
Development Variance Permit
Development Variance Permit to vary the north side yard setback to 0 metre to permit construction of an industrial warehouse building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 9277 - 194 Street and portion of 9300 - 192 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metre along the north property line

in order to permit the consolidation of the two sites and development of an industrial warehouse building.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council approve Development Variance Permit No. 7905-0196-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre along the north property line.
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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and

- (d) final adoption of the by-law to discharge Land Use Contract No. 476 for 9300 - 192 Street (Development Application No. 7905-0228-00).

RES.R05-2688

Carried

NEWTON

- 3. **7905-0042-00**
7272 and 7300 King George Highway
Portion of King George Highway
Paul Chiu, Urban Design Group Architects Ltd./7272 KGH Capital Inc.,
Newton Hotels Ltd.
Rezoning/Development Permit
Rezone from C-8 (By-law No. 12000) and C-R(1) (By-law No. 5942) to CD and Development Permit to permit the development of a commercial shopping centre.

Councillor Tymoschuk left the meeting at 5:32 p.m. due to a potential conflict of interest as he is a part-time employee of the Jim Pattison Group of Companies.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 7272 and 7300 King George Highway.

The applicant is proposing:

- a rezoning from C-8 (By-law No. 12000) and C-R(1) (By-law No. 5942) to CD; and
- a Development Permit

in order to permit the development of a commercial shopping centre comprising of a super market, a drug store, a drive-through restaurant and retail stores with a total floor area of 7,838.9 m² (84,380 sq.ft.).

Delegation:

The applicant's representative was in attendance and commented drainage issues, specifically bio-swales, would be addressed between third and fourth reading.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

- 1. Council file By-law No. 12216.

2. a By-law be introduced to rezone the property from "Community Commercial Zone (C-8)" (By-law No. 12000) and from "Retail Commercial Zone One (C-R(1))" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7905-0042-00 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 (lot consolidation) subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) registration of an easement with a Section 219 Restrictive Covenant with the property to the south for fire fighting purposes;
 - (e) completion of the closure and consolidation of the portion of surplus King George Highway road allowance fronting the site; and
 - (f) registration of a statutory right-of-way for public passage through the site to provide a connection between King George Highway and 137 Street.

RES.R05-2689

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1994, No. 12216" be filed.

RES.R05-2690

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15886" pass its first reading.

RES.R05-2691

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. 15886" pass its second reading.
 RES.R05-2692 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. 15886" be held at the
 City Hall on December 12, 2005, at 7:00 p.m.
 RES.R05-2693 Carried

Councillor Tymoschuk returned to the meeting at 5:34 p.m.

SOUTH SURREY

4. 7905-0268-00

Portion of 3033 - 152 Street

Richard Kolodziej, Urban Design Group Architects/585656 B.C. Ltd.

Development Permit/Development Variance Permit

Development Permit to permit the development of four (4) commercial buildings and a Development Variance Permit to vary setbacks and number of fascia signs and allow fascia sign fronting on Highway #99.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at on portion of 3033 - 152 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - the number of fascia signs is varied from one (1) to three (3) and a fascia sign shall be permitted on the building wall oriented to Highway #99 for Building "A" (the restaurant building) only;
 - building setbacks are varied as follows:
 - for Building "D", from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) along 32 Avenue;
 - for Building "C", from 7.5 metres (25 ft.) to 6 metres (20 ft.) along 32 Avenue Diversion;
 - for Building "B" from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) along 32 Avenue Diversion and from 7.5 metres (25 ft.) to 6 metres (20 ft.) along Highway No. 99;
 - for Building "A" from 7.5 metres (25 ft.) to 6 metres (20 ft.) along Highway No. 99, and from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) along 32 Avenue.

in order to permit the development of four (4) commercial buildings (three retail and one restaurant) with a total floor area of 3,103 square metres (33,406 sq.ft.).

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

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

1. Council authorize staff to draft Development Permit No. 7905-0268-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7905-0268-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to vary the maximum number of fascia signs per premise in commercial/industrial zones from one (1) to three (3) and fascia sign shall be permitted on the building wall oriented to Highway #99 for the restaurant building (Building "A" on the site plan attached to Appendix VI); and
 - (b) to vary the minimum required setbacks as follows (see Appendix V):
 - i. for Building "D", from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) along 32 Avenue;
 - ii. for Building "C", from 7.5 metres (25 ft.) to 6 metres (20 ft.) along 32 Avenue Diversion;
 - iii. for Building "B" from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) along 32 Avenue Diversion and from 7.5 metres (25 ft.) to 6 metres (20 ft.) along Highway No. 99; and
 - iv. for Building "A" from 7.5 metres (25 ft.) to 6 metres (20 ft.) along Highway No. 99, and from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) along 32 Avenue.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-2694

Carried

SURREY CITY CENTRE/WHALLEY

5. 7905-0278-00

10350 - 138A Street

Llewellyn Fonseca, Knight Signs/Central City U-Lock Ltd.

Development Permit/Development Variance Permit

*Development Permit to permit two new fascia signs on a commercial building.**Development Variance Permit to vary the Sign By-law to increase the total sign area and the number of fascia signs permitted.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10350 - 138A Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - increase the permitted sign area from 18.0 square metres (194 sq.ft.) to 41.7 square metres (448.9 sq.ft.); and
 - to increase the maximum number of fascia signs from one (1) to two (2)

in order to allow the installation of two new fascia signs and signage on the west elevation awning.

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 authorize staff to draft Development Permit No. 7905-0278-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7905-0278-00 (Appendix V), varying the following regulations of the Sign By-law, to proceed to Public Notification:
 - (a) to increase the permitted sign area from 18.0 square metres (194 sq.ft.) to 41.7 square metres (448.9 sq.ft.); and

- (b) to increase the maximum number of fascia signs from one (1) to two (2).

RES.R05-2695

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 6. **7905-0089-00**
18975 - 64 Avenue
John Curran, Neville Graham and Associates Inc./Jagdish Singh Mann,
Mohinder Pal Mann
 Rezoning
Rezone from RA to RF and subdivide into approximately 9 single family lots and a remainder lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 18975 - 64 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 9 single family residential lots and a remainder lot.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That:

- 1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) registration of a Section 219 "no build" Restrictive Covenant on proposed Lot 7 until future consolidation with the adjacent property to the east at 18985 - 64 Avenue; and
- (f) registration of a Section 219 "no build" Restrictive Covenant on proposed Lot 10 until future consolidation with the adjacent property to the north at 18968 Fraser Highway.

RES.R05-2696

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15887" pass its first reading.

RES.R05-2697

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15887" pass its second reading.

RES.R05-2698

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15887" be held at the
 City Hall on December 12, 2005, at 7:00 p.m.

RES.R05-2699

Carried

FLEETWOOD/GUILDFORD

7. 7905-0229-00

15955 - 80 Avenue

Kewal Athwal/Leona Furlong

Rezoning/Development Variance Permit

Rezone from RA to RF to allow subdivision into five (5) single family lots.

Development Variance Permit to relax the rear yard setback of the RF Zone for one proposed lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit on property located at 15955 - 80 Avenue.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for proposed Lot 5

in order to allow subdivision into approximately five single family lots and to retain an existing single family dwelling.

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Watts
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7905-0229-00 (Appendix IX), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for proposed Lot 5.
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 subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R05-2700

Carried

in order to allow subdivision into four (4) single family residential lots.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7903-0477-00 (Appendix XI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum flanking (north) side yard setback of the RF Zone from 3.6 metres (12 ft.) to 3 metres (10 ft.) for proposed Lot 1 (62 Avenue);
 - (b) to reduce the minimum front yard setback (126 Street) of the RF Zone from 7.5 metres (25 ft.) to 5 metres (16.4 ft.) for proposed Lot 1; and
 - (c) to reduce the minimum front yard setback for the existing dwelling from 7.5 m (25 ft.) to 3.25 m (10.6 ft.) for proposed Lot 2.
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) approval from the Ministry of Transportation;
 - (d) approval from B.C. Hydro;
 - (e) submission of a finalized tree survey, final replacement planting plan including hedging along the west property line of proposed Lot 4, and securities for tree planting and hedging to the satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards for new dwellings on proposed Lots

- 3 and 4, and any future replacement dwelling on proposed Lot 2 to release and indemnify the City from liability;
- (g) submission of a "no build" Restrictive Covenant to prohibit construction of dwellings and accessory buildings within 5 metres of the BC Hydro Right-of-Way for proposed Lots 1 and 2;
 - (h) secure commitment and financial security for the removal of driveway from 126 Street serving the existing dwelling;
 - (i) registration of a Section 219 Restrictive Covenant to require that driveway access for proposed Lots 1 and 2 is via 62 Avenue only; and
 - (j) amend the shared driveway easement with neighbouring properties to the south by deleting access rights for proposed Lots 1 & 2.
4. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from Half Acre to Single Family Residential when the project is considered for final adoption.

RES.R05-2704

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2005, No. 15889" pass its first reading.

RES.R05-2705

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. 15889" pass its second reading.

RES.R05-2706

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2005, No. 15889" be held at the
 City Hall on December 12, 2005, at 7:00 p.m.

RES.R05-2707

Carried

C. CORPORATE REPORTS

1. The following Corporate Report to be considered:

Item No. L011 Status Report on Development Application
No. 7904-0306-00 & Rezoning By-law No. 15647 Related
to Property at 9004 - 156 Street, South of Woodland Park
Elementary School
File: 7904-0306-00

The General Manager of Planning & Development submitted a report to inform Council about the results of staff efforts in relation to:

- Reviewing a land exchange involving the applicant’s property and the property to the north on the east side of 156A Street;
- Reviewing the purchase by the City of proposed Lots 6 to 10 for possible future exchange for other lands owned by the Surrey School District; and

To obtain direction from Council regarding the further processing of Development Application No. 7904-0306-00 and By-law No. 15647.

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

The Mayor noted that the following motion would be divided:

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council:

1. Receive this report as information.

RES.R05-2708 Carried

2. Deny third reading of Rezoning By-law No. 15647 and the related Development Variance Permit application No. 7904-0306-00.

RES.R05-2709 Carried

It was Moved by Councillor Bose
Seconded by Councillor Priddy
That the disposition of property abutting the school site be forwarded to a Closed Council meeting on property matters for discussion.

RES.R05-2710 Carried

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14584"

7999-0051-00 - Blaak's Enterprises Ltd., c/o Bart Blaak

CG-2 (BL 12000) to CHI (BL 12000) - 3635 King George Highway - to permit the existing automotive use as a principal use as the existing gas station is decommissioned.

Approved by Council: November 26, 2001

The Mayor noted that Item H.1 was not in order for consideration at this time.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15826"

7905-0162-00 - Joseph, Bruno and Carol Papais, c/o Pro Consul Realty Ltd.
(Eric Trygg)

RA to IL (BL 12000) - 9455 - 190 Street - to allow for future industrial development.

Approved by Council: September 6, 2005

Note: Planning & Development advise that (see memorandum dated November 21, 2005 in by-law back-up) By-law No. 15826 should be filed as the owners have requested that the file be closed.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15826" be filed.
 RES.R05-2711 Carried

FINAL ADOPTIONS

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15601"

7904-0125-00 - Islamic Heritage Society, City of Surrey,
 c/o H.Y. Engineering Ltd.(Holden Yip)

RA (BL 12000) to PA-2 (BL 12000) - 11619 Surrey Road and Portion of
 Lane - to permit the consolidation with the existing school site located
 west of the subject site at 14590 - 116A Avenue and the expansion of the
 Islamic Heritage Society School.

Approved by Council: November 29, 2004

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15601" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R05-2712 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15523"

7903-0297-00 - Coventry Developments Ltd., c/o Ankenman Architects &
 Associates (Darrin Collie)

RA (BL 12000) to CD (BL 12000) - 18434 - 64 Avenue - to allow the
 construction of 2 neighbourhood commercial buildings accommodating
 retail uses, medical clinic, child care facility, and one dwelling unit.

Note: A Development Permit (7903-0297-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(a) of this agenda.

Approved by Council: November 1, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15523" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R05-2713 Carried with Councillor Bose against.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15461"

7904-0067-00 - Babu and Mohan Hoonjan, c/o McElhanney Consulting
Services Ltd. (James Pernu)

RA (BL 12000) to RF-9C (BL 12000) - 6820 - 192 Street - to allow
subdivision into approximately 9 small single family lots with coach
houses in East Clayton.

Approved by Council: July 19, 2004

* Planning & Development advise that (see memorandum dated
November 22, 2005 in by-law back-up) the building scheme which has been filed
with the City Clerk has been developed by a Design Consultant based on a
character study of the surrounding neighbourhood. The building scheme will be
registered concurrently with the subdivision plan pursuant to Section 220 of the
Land Title Act. A 219 Restrictive Covenant will also be registered to tie the
building scheme to the land.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15461" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R05-2714 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15530"

7903-0464-00 - Lakewood Madrona Development Ltd.,
c/o Aplin & Martin Consultants Ltd.

RA (BL 12000) to RF-9C (BL 12000) - Portion of 6782 - 192 Street - to
allow subdivision into approximately 40 small single family lots and one
remainder lot in East Clayton.

Approved by Council: November 1, 2004

Note: Planning & Development advise that (see memorandum dated
November 24, 2005 in by-law backup) the applicant has decided to
proceed with a reduced number of lots (reduced from the original 40 to 30

and a remainder lot), as the property located to the south of the subject site at 6735 - 194 Street) is not being developed at this time. This results in the applicant not having municipal services available to service the most easterly 10 proposed lots. Therefore, the applicant wishes not to proceed with the creation of these 10 lots and this area will be left as a remainder lot. The applicant has indicated that they will proceed with a separate subdivision application for the remainder lot at a future time.

- * In addition, 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.

Furthermore, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate a portion of the site from Low Density (6-10 upa) to Medium Density (10-15 upa).

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council amend the East Clayton
Neighbourhood Concept Plan to redesignate a portion of the site from Low
Density (6-10 upa) to Medium Density (10-15 upa).

RES.R05-2715

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15530" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2716

Carried

Councillor Bose left the meeting at 5:44 p.m. due to a potential conflict of interest as his family has property holdings in the area.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15770"

7905-0034-00 - Rempel St. Andrews Development Ltd., c/o Focus Architecture
Inc. (Mr. Carson Nofle)

RM-15 (BL 12000) to CD (BL 12000) - 16423 and 16553 - 64 Avenue,
6410 - 164 Street - to allow the construction of eight, three-storey
apartment buildings with approximately 219 dwelling units.

Approved by Council: June 13, 2005

Note: A Development Permit (7905-0034-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b) of this agenda.

* Planning & Development advise that (see memorandum dated November 24, 2005 in bylaw back-up) at the July 11, 2005 Regular Council-Public Hearing meeting, Council instructed staff as follows:

"That staff consider the request for the immediate installation of a traffic light and also advise Council if school children need to cross 64 Avenue in this vicinity."

In response, Planning and Development advise that the Engineering Department did a traffic analysis and forwarded a recommendation to Mayor and Council in a letter dated November 24, 2005 (see by-law backup). Planning also requested information from the School District on the issue of children crossing 64 Avenue. Staff were advised that based on 2004-2005 statistics, there were 3 children from the existing townhouse site located between east of 164 Street and west of 168 Street who were potentially crossing 64 Avenue to reach A.J. McLellan Elementary located to the south. Current figures for school year 2005-2006 were still not available at the time of the inquiry.

Planning & Development advise that it is now in order for Council to pass a resolution amending the West Cloverdale North Neighbourhood Concept Plan to redesignate the site from Townhouses 8-15 upa to Townhouses/Apartments 15-25 upa.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Council amend the West Cloverdale
North Neighbourhood Concept Plan to redesignate the site from Townhouses
8-15 upa to Townhouses/Apartments 15-25 upa.

RES.R05-2717

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15770" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2718

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15094"
7903-0150-00 - 0693573 BC Ltd., c/o Pacific Land Resource Group Inc.
(Oleg Verbenkov)

IA (BL 12000) to IB (BL 12000) - 5355 - 152 Street - to permit a broader
range of uses to be compatible with the surrounding developments and to

enhance the marketability of the undeveloped portion of the subject property.

Approved by Council: July 21, 2003

Note: The Public Hearing on this application was held on September 8, 2003. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing. Planning & Development advise that the reason for the delay in bringing this application to Final Adoption was due to the applicant working on some detailed engineering issues pertaining to rights-of-ways.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15094" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2719

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0297-00**
Darrin Collie/Coventry Development Ltd.
18434 - 64 Avenue

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

"That Development Permit No. 7903-0297-00 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 15523 under Clerk's Report, Item H.4.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Permit

No. 7903-0297-00 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.R05-2720

Carried

- (b) **Development Permit No. 7905-0034-00**
Mr. Carson Noftle, Focus Architecture Inc./Rempel St. Andrews Development Ltd.
6410 - 164 Street; 16423 & 16553 - 64 Avenue

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

"That Development Permit No. 7905-0034-00 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 15770 under Clerk's Report, Item H.7.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Permit

No. 7905-0034-00 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.R05-2721

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was


meeting do now adjourn.
RES.R05-2722

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Regular Council - Land Use


Carried

The Regular Council- Land Use meeting adjourned at 5:45 p.m.

Certified Correct:



City Clerk



Mayor