



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, DECEMBER 12, 2005  
Time: 5:14 p.m.

#### Present:

Mayor Watts  
Councillor Villeneuve  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Hepner  
Councillor Bose  
Councillor Hunt  
Councillor Higginbotham

#### Absent:

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

City Manager  
City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Finance, Technology & Human Resources  
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. 7905-0287-00

##### 10172 - 152A Street and Portion of lane

**Lance Barnett, Barnett Dembek Architects Inc./Nediljko and Ika Rogic**

Rezoning/Development Permit/Development Variance Permit

*Rezone from RF to C-15. Development Permit to permit the construction of a 3-storey retail/office building. Development Variance Permit to vary the off-street parking space requirement for office uses.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and applications for a Development Permit and a Development Variance Permit on properties located at 10172 - 152A Street and Portion of lane.

The applicant is proposing:

- a rezoning from RF to C-15;
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulation:

- to reduce the minimum number of on-site parking spaces from 48 to 46

in order to permit the development of a 3-storey retail/office 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 Higginbotham  
Seconded by Councillor Hunt  
That:

1. a By-law be introduced to rezone the site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. Council authorize staff to draft Development Permit No. 7905-0287-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7905-0287-00 (Appendix IX), varying the following, to proceed to Public Notification:
  - (a) to vary the Zoning By-law to reduce the off-street parking space requirement for Office Uses from 2 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area of the floors above ground to 1.85 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area of the floors above ground.
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 subdivision (consolidation) plan to the satisfaction of the Approving Officer;
  - (c) submission of a revised landscaping plan to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of reciprocal access agreement and Restrictive Covenant along the at-grade drive-aisle; and

- (f) Council approval of the closure and sale of the adjoining unopened lane allowance.

RES.R05-2798

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor HuntThat "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15890" pass its first reading.

RES.R05-2799

Carried

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

It was

Moved by Councillor Higginbotham  
Seconded by Councillor HuntThat "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15890" pass its second reading.

RES.R05-2800

Carried

It was then

Moved by Councillor Higginbotham  
Seconded by Councillor HuntThat the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15890" be held at the  
City Hall on January 9, 2006, at 7:00 p.m.

RES.R05-2801

Carried**NEWTON****2. 7905-0274-00****7500 Scott Road****Llewellyn Fonseca/Highwood Enterprise Ltd.**

Development Permit

*Development Permit to permit an additional free-standing sign.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 7500 Scott Road.

The applicant is proposing:

- a Development Permit

in order to permit an additional 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 Higginbotham  
 Seconded by Councillor Hunt  
 That Council approve the attached  
 Development Permit No. 7905-0274-00 (Appendix VI), 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.R05-2802

Carried**3. 7902-0054-01****13178 - 80 Avenue****Nirbhai Viridi/Stewan Gill**

Development Variance Permit

*Development Variance Permit to vary the rear and side yard setbacks of a  
 proposed industrial building with automotive service (car wash) use on the main  
 (ground) floor and offices on the upper floor.*

The General Manager of Planning & Development submitted a report concerning  
 an application for a Development Variance Permit on property located at  
 13178 - 80 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - the minimum rear (south) yard setback is reduced from 7.5 metres (25 ft.) to Zero; and
  - the minimum east side yard setback is reduced from 7.5 metres (25 ft.) to Zero

to replace DVP No. 7902-0054-00, which has expired, in order to permit the  
 development of a two-storey industrial building with automotive service (car  
 wash) use on the main (ground) floor and offices on the upper floor.

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. Council approve Development Variance Permit No. 7902-0054-01  
 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (south) yard setback of the IL Zone  
 from 7.5 metres (25 ft.) to 0 metre (0 ft.).

- (b) to reduce the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.).

RES.R05-2803

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

4. **7905-0219-00**  
**9468 - 162A Street**  
**Roy Brown Homes/Steven Thornton**  
 Rezoning

*Rezone from RA to RF to subdivide into approximately 6 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9468 - 162A Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately six (6) 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 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and

(d) the applicant adequately address concerns expressed by Parks.  
RES.R05-2804 Carried

It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15891" pass its first reading.  
RES.R05-2805 Carried

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

It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15891" pass its second reading.  
RES.R05-2806 Carried

It was then Moved by Councillor Bose  
Seconded by Councillor Hunt  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15891" be held at the  
City Hall on January 9, 2006, at 7:00 p.m.  
RES.R05-2807 Carried

5. **7905-0194-00**  
**8219 - 146 Street**  
**Ranbir Saini/Kulvinder Atwal, Rashpal Kang, Harbans Kang**  
OCP Amendment/Rezoning  
*Amend OCP from Suburban to Urban and rezone from RA to RF to allow  
subdivision into two single family lots.*

The General Manager of Planning & Development submitted a report concerning  
an application to amend the Official Community Plan and an application for  
rezoning on property located at 8219 - 146 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to RF

in order to allow subdivision into two 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 redesignate the property from Suburban to Urban 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 "Single Family Residential Zone (RF)" (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) 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) provision of community benefit to satisfy OCP Amendment Policy for Type 2 applications.

RES.R05-2808

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 130 Amendment By-law 2005, No. 15892" pass its  
first reading.

RES.R05-2809

Carried

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 130 Amendment By-law 2005, No. 15892" pass its  
 second reading.

RES.R05-2810 Carried

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 130 Amendment By-law 2005,  
 No. 15892" be held at the City Hall on January 9, 2006, at 7:00 p.m.

RES.R05-2811 Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15893" pass its first reading.

RES.R05-2812 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. 15893" pass its second reading.

RES.R05-2813 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. 15893" be held at the  
 City Hall on January 9, 2005, at 7:00 p.m.

RES.R05-2814 Carried

## NEWTON

6. **7905-0380-00**  
**12666 - 72 Avenue**  
**Kwantlen University College**  
 For Council Information  
*Proposed building additions to the Library and Administrative buildings on the  
 Kwantlen University College Campus.*

The General Manager of Planning & Development submitted a report for Council  
 information on property located at 12666 - 72 Avenue.



The applicant is proposing two additions to existing Kwantlen University College Buildings "A" and "C", the Library and the Administrative buildings respectively. Building "A" addition has a gross floor area of 5,350 m<sup>2</sup> (57,590 sq.ft.). Building "C" addition has a gross floor area of 4,310 m<sup>2</sup> (46,400 sq.ft.).

The General Manager of Planning & Development was recommending that the report be received for information.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Application No. 7905-0380-00 be

received for information.

RES.R05-2815

Carried

**7. 7905-0138-00**

**14094 - 68 Avenue**

**Pacific Land Resource Group Inc./Manor House Developments Ltd.**

Rezoning/Development Variance Permit

*Rezone from RF to RF-12 to permit subdivision into 6 single family small lots.*

*Development Variance Permit to reduce the required front and rear yard setbacks on proposed Lot 6.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and an application for a Development Variance Permit on property located at 14094 - 68 Avenue.

The applicant is proposing:

- a rezoning from RF to RF-12; and
- a Development Variance Permit to vary the following by-law regulation:
- the required front and rear yard setbacks on proposed Lot 6

in order to allow subdivision into 6 small single family lots.

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

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

1. a By-law be introduced to rezone the property from "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.

2. Council approve Development Variance Permit No. 7905-0138-00 (Appendix IX), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) 6.5 metres (21 ft.) for proposed Lot 6; and
  - (b) to reduce the minimum front yard setback of the RF-12 Zone from 6 metres (20 ft.) to 5.5 metres (18 ft.) for proposed Lot 6.
  
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) registration of a Section 219 Restrictive Covenant for an increase in the required side yard setback to 4.5 metres (15 ft.) of the east side of proposed Lot 6; and
  - (e) confirmation that the watercourse located directly to the south, on Hydro property, is "Green" coded.

RES.R05-2816

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15894" pass its first reading.

RES.R05-2817

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. 15894" pass its second reading.

RES.R05-2818

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, 2006, No. 15894" be held at the City Hall on January 9, 2006, at 7:00 p.m.

RES.R05-2819

Carried

**8. 7905-0046-00**

**6240 - 146 Street**

**Roger Jawanda, CitiWest Consulting Ltd./Balwinder Singh Boora**

Rezoning

*Rezone from RA to RF-12 to permit a phased subdivision of approximately 31 single family small lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6240 - 146 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow a phased subdivision of approximately 31 single family small lots.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

(d) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 9 to ensure no buildings, structures or improvements are constructed on this lot until it is subdivided in accordance with the concept plan prepared for this lot and as shown in Appendix XI; and

(e) a statutory right-of-way is required over the portion of Lot 9 shown as future road on the attached subdivision plan (Appendix III).

RES.R05-2820

Carried

It was

Moved by Councillor Bose

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15895" pass its first reading.

RES.R05-2821

Carried

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

It was

Moved by Councillor Bose

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15895" pass its second reading.

RES.R05-2822

Carried

It was then

Moved by Councillor Bose

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15895" be held at the City Hall on January 9, 2006, at 7:00 p.m.

RES.R05-2823

Carried**SOUTH SURREY****9. 7905-0152-01****14046 - 32 Avenue****Ken Johnson, The British Group/Elgin Corners Land Corporation, Inc.****No. 0715876**

Heritage Alteration Permit

*Heritage Alteration Permit to allow restoration of the Feedham House and construction of an "accessory" building.*

The General Manager of Planning & Development submitted a report concerning an application for a Heritage Alteration Permit on property located at 14046 - 32 Avenue.

The applicant is proposing a Heritage Alteration Permit:

- to specify the detailed restoration requirements for the Feedham House; and

to allow construction of an "accessory" building that is compatible with the heritage character of the Feedham House and to use it as a residence until completion of the restoration process.

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 Council approve the attached Heritage

Alteration Permit No. 7905-0152-01 (Appendix III), and authorize the Mayor and Clerk to sign the document.

RES.R05-2824

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### NEWTON

#### 10. 7905-0291-00

**5610 and 5620 - 152 Street**

**Richard Coulter/Alex Polacco, Terrox Real Estate Group/Gerald Maxwell Hayes**

OCP Amendment/Rezoning/Development Permit/Development Variance Permit  
*OCP Amendment from Suburban to Commercial. Rezoning from C-4 and RA to C-8 and Development Permit to permit a commercial centre. Development Variance Permit to reduce front and flanking yard setbacks on the south and west sides.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and applications for rezoning, a Development Permit and a Development Variance Permit on properties located at 5610 and 5620 - 152 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Commercial;
- a rezoning from C-4 and RA to C-8;
- a Development Variance Permit to vary the following by-law regulations:
  - front yard (west) and flanking side yard (south) setbacks from 7.5 metres (25 ft.) to 6 metres (20 ft.)

in order to permit the development of two commercial buildings for office and retail purposes.

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

In response to queries from Council, the applicant provided renderings of the proposed development, advised that access and egress issues had been resolved and commented on materials to be used.

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

1. a By-law be introduced to redesignate the property in the Official Community Plan from Suburban to Commercial 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 "Local Commercial Zone (C-4)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7905-0291-00 in accordance with the attached drawings (Appendix III).
5. Council approve Development Variance Permit No. 7905-0291-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required minimum front yard setback of the C-8 Zone along 152 Street (west) from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
  - (b) to reduce required the minimum flanking side yard setback of the C-8 Zone along Highway No. 10 (south) from 7.5 metres (25 ft.) to 6 metres (20 ft.).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (f) registration of a Restrictive Covenant to ensure removal of the temporary right-in access on 152 Street by no later than February 1, 2010 and to provide notice to future owners, leases and tenants of this future closure;
- (g) submission of financial securities for the removal of the temporary right-in driveway access and conversion to a permanent right-out only and associated reinstatement of curbing and landscaping; and
- (h) registration of a reciprocal access agreement with the adjacent shopping centre site to ensure unrestricted cross movement on both properties.

RES.R05-2825

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 131 Amendment By-law 2005, No. 15897" pass its first reading.

RES.R05-2826

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 131 Amendment By-law 2005, No. 15897" pass its second reading.

RES.R05-2827

Carried

It was then  
 Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 131 Amendment By-law 2005,  
 No. 15897" be held at the City Hall on January 9, 2006, at 7:00 p.m.  
 RES.R05-2828 Carried

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15898" pass its first reading.  
 RES.R05-2829 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. 15898" pass its second reading.  
 RES.R05-2830 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. 15898" be held at the  
 City Hall on January 9, 2006, at 7:00 p.m.  
 RES.R05-2831 Carried

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE/CLAYTON**

- 11. **7905-0342-00**  
**7008 - 178 Street, 17879/87/99; 17905/13/21/29/33/41 - 70 Avenue,**  
**17916/22/30/38 /42/48 - 70 Avenue;**  
**6983/79/67/51/43 - 179A Street;**  
**6928/48/60/66/78/96 - 179 Street;**  
~~**17828/20/12/08 - 70 Avenue**~~

AMENDED:  
 RCLU 12/12/05  
 RES. R05-2832

 →  
 17848/52/68/78 -  
 70 Avenue

**Greg Friesen Vesta Properties (Provincetown) Ltd.**  
 Development Variance Permit/Restrictive Covenant Amendment  
*Development Variance Permit to vary the 80% requirement of the RF-12 and  
 RF-G Zones. Amend registered Building Scheme based on the proposed variance  
 in order to permit the construction of single family homes in North Cloverdale  
 West.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit, and an application for a



Restrictive Covenant Amendment on properties located at 7008 - 178 Street, 17879/87/99; 17905/13/21/29/33/41 - 70 Avenue, 17916/22/30/38 /42/48 - 70 Avenue; 6983/79/67/51/43 - 179A Street; 6928/48/60/66/78/96 - 179 Street; 17828/20/12/08 - 70 Avenue

The applicant is proposing:

- a Development Variance Permit to:
  - allow the second storey of the principal building to exceed 80% of the floor area of the first storey, including the attached garage in the RF-12 and RF-G Zones; and
  - an amendment to the registered Section 219 Restrictive Covenant securing the Building Scheme to implement the requested variance

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. 7905-0342-00 (Appendix III), varying the following, to proceed to Public Notification:
  - (a) to allow the maximum permitted floor area of a second-storey for a principal building to exceed 80% of the floor area of the first storey, including the attached garage of the RF-G and RF-12 Zones on specifically identified lots (Appendix IV).
2. Council approve the applicant's request to amend the registered Section 219 Restrictive Covenant securing the Building Scheme to the subject subdivision.

RES.R05-2832

Carried

12. **7905-0282-00**  
**19330 - 69 Avenue**  
**Avtar Johl, Platinum Enterprises Ltd./686535 B.C. Ltd., 686536 B.C. Ltd.**  
 Rezoning/Development Permit/Development Variance Permit  
*Rezone from RA to RM-30. Development Permit to construct 61 townhouse units. Development Variance Permit to relax setbacks.*

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 19330 - 69 Avenue.

The applicant is proposing:

- a rezoning from RA to RM-30;

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to reduce the minimum front yard (west) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 4.8 metres (16 ft.) to the building face;
  - to reduce the minimum rear yard (east) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the deck and to 4.8 metres (16 ft.) to the building face;
  - to reduce the minimum side yard (south) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 3.0 metres (10 ft.) to the building face; and
  - to reduce the minimum flanking north and south side yards (along 69 Avenue) building setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 4.8 metres (16 ft.) to the building face

in order to permit the development of approximately 61 townhouse units.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (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. 7905-0282-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7905-0282-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (west) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 4.8 metres (16 ft.) to the building face;

- (b) to reduce the minimum rear yard (east) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the deck and to 4.8 metres (16 ft.) to the building face;
- (c) to reduce the minimum side yard (south) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 3.0 metres (10 ft.) to the building face; and
- (d) to reduce the minimum flanking north and south side yard (along 69 Avenue) building setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the extended porch and to 4.8 metres (16 ft.) to the building face.

5. 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) registration of a Section 219 Restrictive Covenant to specifically identify the tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (e) the applicant adequately address the impact of no indoor amenity space; and
- (f) registration of a statutory right-of-way to permit public access to the outdoor amenity area located on the south eastern side of the 69 Avenue cul-de-sac.

RES.R05-2833

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15899" pass its first reading.

RES.R05-2834

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. 15899" pass its second reading.  
 RES.R05-2835 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. 15899" be held at the  
 City Hall on January 9, 2006, at 7:00 p.m.  
 RES.R05-2836 Carried

### FLEETWOOD/GUILDFORD

- 13. 7905-0187-00**  
**7916 - 160 Street**  
**Coastland Engineering & Surveying Ltd./Roderick Mervyn Moss**  
 Rezoning  
*Rezone from RA to RF to subdivide into approximately 10 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7916 - 160 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 10 single family lots.

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

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

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

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (d) the applicant adequately address concerns expressed by Parks.
- RES.R05-2837 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Bose  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15900" pass its first reading.

RES.R05-2838 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Bose  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15900" pass its second reading.

RES.R05-2839 Carried

It was then Moved by Councillor Hunt  
 Seconded by Councillor Bose  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15900" be held at the  
 City Hall on January 9, 2006, at 7:00 p.m.

RES.R05-2840 Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

14. **7905-0192-00**  
**7099 - 126 Street**  
**James Pernu, McElhanney Consulting Services Ltd./0729990 B.C. Ltd.**  
 Rezoning  
*Rezone from RA to RF-12 to permit subdivision into 9 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7099 - 126 Street.

The applicant is proposing:

- a rezoning from RA to RF-12;

in order to allow subdivision into 9 single family 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 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. funds be secured from the applicant for the construction of the remaining portion of 71 Avenue.
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) submission of a Restrictive Covenant to ensure a minimum of 5 metres (16 ft.) of rear yard outside the Hydro right-of-way.
4. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from "Townhouses" to "Compact Single Family" when the project is considered for final adoption.

RES.R05-2841 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15901" pass its first reading.

RES.R05-2842 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. 15901" pass its second reading.  
 RES.R05-2843 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. 15901" be held at the  
 City Hall on January 9, 2006, at 7:00 p.m.  
 RES.R05-2844 Carried

### C. CORPORATE REPORTS

- The Corporate Report under date of December 12, 2005 was considered and dealt with as follows:

**Item No. L012** Application No. 7904-0375-00 - Tree Preservation in a  
 Proposed Single Family Subdivision in Rosemary Heights  
 Central Neighbourhood Concept Plan  
 File: 7904-0375-00

The General Manager of Planning & Development submitted a report to provide information to Council regarding concerns that have been raised by area residents and the Rosemary Heights Residents Committee, regarding a fir tree that is proposed to be removed in the process of the development of a single-family subdivision in the Rosemary Heights Central Neighbourhood Concept Plan ("NCP"). The tree is located within the building envelope of one of the proposed lots.

The General Manager of Planning & Development was recommending that the report be received for information.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Corporate Report No. L012 be received  
 for information.  
 RES.R05-2845 Carried

### 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. 15447"

7902-0283-00 - Terrance Molsberry, c/o Enver Creek Homes Ltd. (Ken Schaeffers)

RA (BL 12000) to RF-9 and RF-12 (BL 12000) - 6179 - 150 Street,  
Portion of 6207 - 150 Street - to allow subdivision into approximately 41  
single family lots (7 RF-9 lots and 34 RF-12 lots).

Approved by Council: July 5, 2004

- \* Planning & Development advise that (see memorandum dated December 7, 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, at the December 6, 2004 Regular Council Public Hearing meeting, Council approved an amendment to the South Newton Neighbourhood Concept Plan to increase the opportunity for small-lot residential development. The amendment added a new land use designation called "Single Family Residential Flex 6 to 14.5 upa". The proposed development is in keeping with this new designation therefore a resolution to amend the South Newton NCP from "Single Family Residential" to "Single Family Residential Small Lots" is no longer required.

It was

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

No. 12000, Amendment By-law, 2004, No. 15447" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2846

Carried



2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15605"

7904-0285-00 - Robert and Margery Alcock, c/o McElhanney Consulting Services Ltd. (James Pernu)

RH (BL 12000) to RF (BL 12000) - 6857 - 149 Street - to allow subdivision into three single family residential lots and retain an existing house and attached garage.

Approved by Council: December 13, 2004

- \* Planning & Development advise that (see memorandum dated December 9, 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. 15605" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2847

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0201-00**  
**Gurpreet Arneja/642897 B.C. Ltd., Inc. No. 642897**  
 6306 - 146 Street

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

"That Development Permit No. 7905-0201-00 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. 7905-0201-00 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.R05-2848

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

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

RES.R05-2849

Carried

The Regular Council- Land Use meeting adjourned at 6:13 p.m.

Certified Correct:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor