



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, JANUARY 9, 2006
Time: 5:30 p.m.

Present:

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

Absent:

Councillor Higginbotham

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

NEWTON

1. **7905-0334-00**
12060 Nordel Way
John Hope-Ross/Nordel Crossing Shopping Centre Ltd., Inc. No. 659315
Food Primary Liquor License Amendment
To amend a food primary liquor license in order to extend the hours of operation for an existing Boston Pizza restaurant.

The General Manager of Planning & Development submitted a report concerning an application to amend the food primary liquor license on property located at 12060 Nordel Way.

The applicant is proposing:

- to amend the food primary liquor license in order to extend the hours of operation for an existing Boston Pizza restaurant at 12060 Nordel Way.

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 proposed amendment to a Food Primary Liquor License to amend the hours of operation for the Boston Pizza Restaurant at 12060 Nordel Way from 11:00 a.m. to 12:00 midnight Sunday to Saturday to 11:00 a.m. to 1:00 a.m. Sunday to Thursday, and 12:00 noon to 2:00 a.m. Friday and Saturday to proceed to Public Notification.

RES.R06-1

Carried with Councillor Hunt against.

SURREY CITY CENTRE/WHALLEY

- 2. **7905-0302-00**
9850 King George Highway
Bert Hick, Rising Tide Consultants Ltd./Oakway Holdings Ltd.
 Liquor License Amendment - Patio
Liquor primary license to extend liquor service to the existing patio adjacent to the liquor primary establishment in the Days Inn hotel.

The General Manager of Planning & Development submitted a report concerning an application for a Liquor License Amendment on property located at 9850 King George Highway.

The applicant is proposing:

- liquor primary license amendment application

in order to extend liquor service to the existing patio adjacent to an existing liquor primary establishment in the Days Inn hotel.

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 Bose
Seconded by Councillor Steele
That:

- 1. Council approve the following proposed liquor primary license amendment to proceed to Public Notification:
 - (a) the addition of a patio with a person capacity of 48.

RES.R06-2

Carried with Councillor Hunt against.

3. 7905-0299-00**10766 Scott Road****Paul Hans/JPSH Enterprises Ltd.**

OCP Amendment/Temporary Industrial Use Permit

OCP Amendment to amend Temporary Industrial Use Permit Area No. 3.

Temporary Industrial Use Permit to allow the operation of a truck-driver training school, parking of overweight vehicles and container rental and sales for a period not to exceed two years.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and an application for a Temporary Industrial Use Permit on property located at 10766 Scott Road.

The applicant is proposing:

- an OCP amendment to amend Temporary Industrial Use Permit Area No. 3; and
- a Temporary Industrial Use Permit

in order to allow a truck-driver training facility, parking of overweight vehicles, and container rental and sales for a period not to exceed two years.

Delegation

The applicant was in attendance and commented that the property was not completely preloaded; that it was a delicate area to work with; and that a Terasen gas line runs through this and a neighbouring property to the south. He continued that the geotechnical report recommended one lift at a time and to leave it for a couple of years. He added that he had placed some fill on the site three or four years ago.

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 amend Temporary Industrial Use Permit Area No. 3 and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7905-0299-00 (Appendix III) to proceed to Public Notification.
3. 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.

RES.R06-3

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 59 Amendment By-law 2006, No. 15903" pass its first reading.

RES.R06-4

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, Text No. 59 Amendment By-law 2006, No. 15903" pass its second reading.

RES.R06-5

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, Text No. 59 Amendment By-law 2006, No. 15903" be held at the City Hall on January 30, 2006, at 7:00 p.m.

RES.R06-6

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON****4. 7905-0225-00****16545 - 78 Avenue****Oleg Verbenkov, Pacific Land Resource Group Inc./Susan and Craig Robinson**

Rezoning

Rezone from RA to RF to allow subdivision into 2 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16545 - 78 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 2 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 Villeneuve
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 Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R06-7

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15904" pass its first reading.

RES.R06-8

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, 2006, No. 15904" pass its second reading.

RES.R06-9

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, 2006, No. 15904" be held at the
City Hall on January 30, 2006, at 7:00 p.m.

RES.R06-10

Carried

5. **7904-0241-00**
16308 - 60 Avenue and 16331 - 59 Avenue
Pacific Land Group/Marcia Cooley and Robert Brown/David and Mavis Cooke
OCP Amendment/NCP Amendment/Rezoning
OCP amendment for a portion, from Suburban to Urban and NCP amendment from Half-Acre Cluster, Rowhouses and Parks/ Open Space to Small Lots, Urban Single Family and Parks/Open Space for a portion. Rezone from A-1 to RC, RF and RF-12 to create approximately 55 lots.

Councillor Bose left the meeting at 5:35 p.m. due to a potential conflict of interest as his family has property holdings in the area.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and the Neighbourhood Concept Plan and an application for rezoning on properties located at 16308 - 60 Avenue and 16331 - 59 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban on a portion of the site;
- an NCP amendment from Rowhouse (10) and Half-Acre Cluster to Small Lots and Urban Single Family on a portion of the site; and
- a rezoning from A-1 to RC, RF and RF-12

in order to allow subdivision into approximately 56 single family lots (11 RC lots, 6 RF lots and 38 RF-12 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 Hepner
That:

1. a By-law be introduced to redesignate a portion of the site from Suburban to Urban and a date for Public Hearing be set (Appendix XI).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendments to the Official Community Plan as described in the report, to be appropriate to meet the requirements 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 "Cluster Residential Zone (RC)" (By-law No. 12000) (Block A on the attached Survey Plan), "Single

Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block B on the attached Survey Plan) and "Single Family Residential Zone (RF)" (By-law No. 12000) (Block C on the attached Survey Plan) and a date be set for Public Hearing (Appendix I).

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) approval from the Ministry of Transportation;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications; and
 - (f) registration of a Section 219 Restrictive Covenant on all lots notifying future property owners of agricultural practices in the area.
 - (g) completion of the proposed road closure for portions of 59 Avenue and 60 Avenue.

5. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan to redesignate a portion of the site from Rowhouse (10), Half-Acre Cluster and Parks/Open Space to Small Lots and Urban Single Family, when the project is considered for Final Adoption (Appendix XII).

RES.R06-11

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 132 Amendment By-law 2006, No. 15905" pass its first reading.

RES.R06-12

Carried

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

- It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 132 Amendment By-law 2006, No. 15905" pass its
second reading.
- RES.R06-13 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 132 Amendment By-law 2006,
No. 15905" be held at the City Hall on January 30, 2006, at 7:00 p.m.
- RES.R06-14 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No.15906" pass its first reading.
- RES.R06-15 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No.15906" pass its second reading.
- RES.R06-16 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No.15906" be held at the
City Hall on January 30, 2006, at 7:00 p.m.
- RES.R06-17 Carried

NEWTON

6. **7905-0313-00**
8213 and 8239 - 140 Street and Portion of Road
Ben Bialek, PJ Lovick Architect Ltd./656166 B.C. Ltd.
Partial Land Use Contract Discharge/Rezoning/Development Permit
*Partial discharge of LUC No. 145, amend CD By-law No. 13815 to increase the
unit density and reduce parking requirements; and DP to permit the development
of a 131-unit seniors assisted living multiple residential building.*

The General Manager of Planning & Development submitted a report to discharge
Partial Land Use Contract Discharge and applications for rezoning and a

Development Permit on properties located at 8213 and 8239 - 140 Street and Portion of Road.

The applicant is proposing:

- a discharge of Land Use Contract No. 145;
- an amendment to CD By-law No. 13815; and
- a Development Permit

in order to permit the development of a 131-unit seniors assisted living multiple residential development.

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

Councillor Bose returned to the meeting at 5:37 p.m.

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That:

1. a By-law be introduced to partially discharge Land Use Contract No. 145 and a date for Public Hearing be set.
2. a By-law be introduced to amend Comprehensive Development By-law No. 13815 (Appendix VII) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7905-0313-00 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an updated landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) completion of a road closure for the portion of 82 Avenue dedicated by Plan 48828 and consolidation with the site.

RES.R06-18

Carried

- It was Moved by Councillor Hunt
Seconded by Councillor Bose
That "Surrey Land Use Contract No. 145,
Authorization By-law, 1975, No. 4568 Partial Discharge By-law, 2006,
No. 15907 pass its first reading.
- RES.R06-19 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hunt
Seconded by Councillor Bose
That "Surrey Land Use Contract No. 145,
Authorization By-law, 1975, No. 4568 Partial Discharge By-law, 2006,
No. 15907 pass its second reading.
- RES.R06-20 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Bose
That the Public Hearing on "Surrey Land
Use Contract No. 145, Authorization By-law, 1975, No. 4568 Partial Discharge
By-law, 2006, No. 15907 be held at the City Hall on January 30, 2006, at
7:00 p.m.
- RES.R06-21 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993,
No. 2000, Amendment By-law, 1999, No. 13815 Amendment By-law, 2006,
No. 15908 pass its first reading.
- RES.R06-22 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. 2000, Amendment By-law, 1999, No. 13815 Amendment By-law, 2006,
No. 15908 pass its second reading.
- RES.R06-23 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, 1999, No. 13815 Amendment
By-law, 2006, No. 15908 be held at the City Hall on January 30, 2006, at
7:00 p.m.
- RES.R06-24 Carried

7. **7904-0151-00**
14731 & 14765 - 56 Avenue (Highway No. 10)
H.Y. Engineering/A. Walia Enterprises Inc., Inc. No. 485432
Manjit Kaur Sahota
NCP Amendment /Rezoning
NCP amendment and rezoning from RH to CD to permit the development of 12 single family large lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan and an application for rezoning on properties located at 14731 & 14765 - 56 Avenue (Highway No. 10).

The applicant is proposing:

- an NCP amendment from Suburban Residential Half Acre to Single Family Residential Large Lots; and
- a rezoning from RH to CD

in order to permit the development of 12 single family large 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 Gill
That:

1. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) registration of a Section 219 Restrictive Covenant to ensure lots fronting on Highway No. 10 are developed with noise and visual attenuation measures, including a 10 metre (33 ft.) landscape buffer and double glazing;
 - (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (g) registration of a Restrictive Covenant for the future sale of hooked portion of Lot 2 to the owner of the adjacent lot at 14705 - 56 Avenue to facilitate future development subdivision.
3. Council pass a resolution to amend the South Newton NCP to redesignate the land from Suburban Residential Half Acre to Single Family Residential Large Lots when the project is considered for final adoption.

RES.R06-25

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15909" pass its first reading.

RES.R06-26

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15909" pass its second reading.

RES.R06-27

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15909" be held at the
 City Hall on January 30, 2006, at 7:00 p.m.

RES.R06-28

Carried

SOUTH SURREY

8. **7905-0125-00**
13567 and 13577 Marine Drive
Kartoar Samra/Rajwinder Kaur Samra/487678 B.C. Ltd.
 Restrictive Covenant Amendment
Amend Building Scheme Restrictive Covenant to allow split-level entry homes on two lots.

The General Manager of Planning & Development submitted a report concerning a Restrictive Covenant Amendment on properties located at 13567 and 13577 Marine Drive.

The applicant is proposing:

- a Restrictive Covenant Building Scheme amendment

in order to permit the construction of two split-level entry homes.

The Planning & Development Department recommends that:

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 Gill
That:

1. Council approve the applicant's request to amend the registered Section 219 Restrictive Covenants to allow split-level entry homes on Lot D of Plan LMP28005 and Lot F of plan LMP33140.
2. Council instruct staff to resolve the following issue 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.

RES.R06-29

Carried

C. CORPORATE REPORTS

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, 2005, No. 15695"
7904-0370-00 - Joseph Garbauski and Maurine Fay Garbauski,
c/o CitiWest Consulting Ltd., (Roger Jawanda)

RA (BL 12000) to RF (BL 12000) - 9435 - 162A Street - to allow
subdivision into 2 single family lots and one remainder lot.

Approved by Council: April 4, 2005

- * Planning & Development advise that (see memorandum dated January 3, 2006 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 Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15695" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-30

Carried

I. CLERK'S REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

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

RES.R06-31

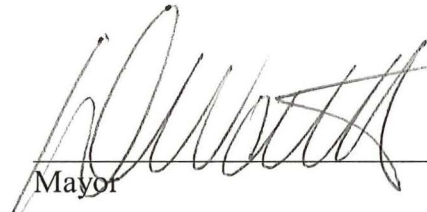
Carried

The Regular Council- Land Use meeting adjourned at 5:41 p.m.

Certified Correct:



City Clerk



Mayor