



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, MARCH 6, 2006
Time: 5:39 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
Manager, Area Planning & Development,
North Division
Manager, Area Planning & Development,
South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. **7905-0379-00**
5265 - 185A Street
Walter Francl, Architect/Six Pointe Properties Ltd.
Development Permit
Development Permit to permit the construction of a two-storey multi-tenant industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 5265 - 185A Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of a two-storey multi-tenant industrial 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. Council authorize staff to draft Development Permit No. 7905-0379-00 in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R06-534

Carried

**2. 7906-0040-00
16423 - 64 Avenue
John Rempel/Rempel St. Andrews Development Ltd.**

Development Variance Permit

Development Variance Permit to vary regulations of the Sign By-law regulating the number, height and size of free-standing temporary real estate development signs.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 16423 - 64 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulations:
 - to increase the number of free-standing temporary real estate development signs fronting one street, from 1 to 2;
 - to increase the maximum sign area of each of the two proposed temporary real estate development signs from 13.9 square metres (150 sq.ft.) to 29.7 square metres (320 sq.ft.); and
 - to increase the height of each of the two proposed temporary real estate development signs from 4.6 metres (15 ft.) to 7.3 metres (24 ft.).

in order to permit the installation of temporary real estate development signage for the multiple residential project at 64 Avenue and 164 Street in Cloverdale.

Delegation

The applicant was in attendance and commented that larger signage is required as the new center is situated further away from the road and is hidden by a knoll, the presentation center does not act as a beacon for development. He continued that

64th Avenue is a very busy road, with a large distance from one side of the street to the other, with very fast moving vehicles (usually 60 to 70 kmh). He added that the signage would provide an anchor to the presentation center and make the public more aware of the development. He stated that the signage would be in place for 8 to 12 months.

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. 7906-0040-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to increase the number of free-standing temporary real estate development signs fronting one street from 1 to 2;
 - (b) to increase the maximum sign area of each of the two proposed temporary real estate development signs from 13.9 square metres (150 sq.ft.) to 29.7 square metres (320 sq.ft.); and
 - (c) to increase the height of each of the two proposed temporary real estate development signs from 4.6 metres (15 ft.) to 7.3 metres (24 ft.).

RES.R06-535

Carried

SURREY CITY CENTRE/WHALLEY

3. **7905-0273-00**
10227 King George Highway
David Gilbert/Simon Chung Wing Fong, Amy Yuk Keun Fong; Camy Holdings Ltd., Inc. No. 266849; Sweet Home Holdings Ltd., Inc. 225792; Yuk Lin Loretta Lau; Yeun Boon Hang; Yeun Lau Yuk Chun; ACMY Management Ltd., Inc. No. 133657
Development Variance Permit

Development Variance Permit to vary Land Use Contract No. 313 to allow awnings on an existing commercial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 10227 King George Highway.

The applicant is proposing:

- a Development Variance Permit to vary Land Use Contract No. 313

to permit the placement of 24 awnings on the exterior of an existing commercial 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. 7905-0273-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to vary Land Use Contract No. 313 to permit 24 awnings on the exterior of an existing commercial building.

RES.R06-536

Carried

SOUTH SURREY

4. **7905-0308-00**
2360 - 153 Street
Mark Ankenman, Ankenman Associates Architects Inc./The Semiahmoo Foundation
OCP Amendment/Temporary Commercial Use Permit
OCP Amendment to declare the property a Temporary Commercial Use Permit Area and a Temporary Use Permit to allow a temporary staff and overflow only parking lot.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Commercial Use Permit application on property located at 2360 - 153 Street.

The applicant is proposing:

- an OCP amendment to declare the property a Temporary Commercial Use Permit Area;
- a Temporary Commercial Use Permit

in order allow a temporary staff and overflow only parking lot for Semiahmoo House Society.

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 declare the property a Temporary Commercial Use Permit Area in the Official Community Plan and a date for Public Hearing be set (Appendix III).
2. Council approve Temporary Use Permit No. 7905-0308-00 (Appendix V) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) submission of financial security to ensure the site is returned to its original state upon the expiry of the Temporary Use Permit.

RES.R06-537

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 61 Amendment By-law 2006, No. 15974"
pass its first reading.

RES.R06-538

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. 61 Amendment By-law 2006, No. 15974"
pass its second reading.

RES.R06-539

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. 61 Amendment By-law
 2006, No. 15974" be held at the City Hall on March 27, 2006, at 7:00 p.m.
 RES.R06-540 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

5. **7906-0003-00**
7276 - 132 Street
Bernard Perreton Architecture Inc./City of Surrey
 Development Permit/Development Variance Permit
 Development Permit to permit construction of a Fire Hall. Development Variance
 Permit to reduce the south side yard setback from 7.0 metres (23 ft.) to 0 metre.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 7276 - 132 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
 - reduce the south side yard setback from 7.0 metres (23 ft.) to 0 metre

in order to permit the development of a Fire Hall.

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 authorize staff to draft Development Permit No. 7906-0003-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0003-00, (Appendix V) varying Part 4 General Provisions Section A.1 (a) iv of Zoning By-law No. 12000, to proceed to Public Notification:

- (a) to reduce the minimum south side yard setback from 7.0 metres (23 ft.) to 0 metre (0 ft.).

RES.R06-541

Carried**SURREY CITY CENTRE/WHALLEY**

6. **7905-0330-00**
14455 - 104 Avenue
Mike Keefe, Pattison Sign Group/People's Full Gospel Church
 Development Variance Permit
Development Variance Permit to allow development of an illuminated free-standing sign on a site zoned PA-2.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14455 - 104 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the Sign By-law to:
 - permit an illuminated free-standing sign on a site zoned PA-2

in order to permit the development of a new free-standing sign for the People's Full Gospel Church on 104 Avenue in Guildford.

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. 7905-0330-00 (Appendix V), varying the following, to proceed to Public Notification:
- (a) to vary the Sign By-law to permit the development of an illuminated free-standing sign on a site zoned PA-2.

RES.R06-542

Carried

7. **7903-0375-00**
Portions of 8361 - 140 Street and 13860 - 84 Avenue
Mark Ankenman, Ankenman Associates Architects Inc./Canadian
Ramgarhia Society/City of Surrey
 Rezoning/Development Variance Permit
Rezone portions from A-1 to PA-2. Development Variance Permit to increase building height, reduce south side yard setback, allow parking within the front yard setback, and reduce width of landscaping strip to permit the construction of a temple.

Mark Ankenman, Ankenman Associates Architects Inc.

Mark Ankenman was in attendance and commented that the proposal provides an interim solution for parking and would feature full movement for vehicles accessing the parking lot. He continued that would also be provision in the future, if required, for access straight off 140 Street further north and would feature a right-in, right-out access/egress only.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located on portions of 8361 - 140 Street and 13860 - 84 Avenue

The applicant is proposing:

- a rezoning from A-1 to PA-2; and
- a Development Variance Permit to vary the provisions of the PA-2 Zone as follows:
 - increase the maximum building height from 9.0 metres (30 ft.) to 12.8 metres (42 ft.);
 - reduce the minimum south side yard setback from 12.8 metres (42 ft.) to 3.6 metres (12 ft.);
 - allow 10 parking spaces within the front yard setback; and
 - reduce the landscaping strip along the west, north and south property lines from 3 metres (10 ft.) to 2.0 metres (7 ft.)

in order to permit the construction of an approximately 1,961 sq. m. (21,108 sq. ft.) temple with 2 dwelling units as accessory uses.

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 portions of the site (Block A in Survey Plan, Appendix I) from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7903-0375-00 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) to increase the maximum building height of the PA-2 Zone from 9.0 metres (30 ft.) to 12.8 metres (42 ft.);
 - (b) to reduce the minimum south side yard setback of the PA-2 Zone from 12.8 metres (42 ft.) to 3.6 metres (12 ft.);
 - (c) to permit the installation of 10 parking spaces within the front yard setback; and
 - (d) to reduce the landscaping strip along the west, north and south property lines from 3 metres (10 ft.) to 2.0 metres (7 ft.).

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 plan based on the approved land exchange 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 a Section 219 Restrictive Covenant to prohibit any development on the site other than as generally indicated on the drawings attached as Appendix IV;
 - (e) registration of a shared access and parking agreement with the City allowing access to the site via the existing driveway and use of parking spaces on the City-owned parking lot located at 8343 - 140 Street;
 - (f) registration a Section 219 Restrictive Covenant to ensure future construction of an on-site alternate right in/right out access off 140 Street;
 - (g) provision of cash-in-lieu to the satisfaction of General Manager, Parks, Recreation & Culture Department for the construction of the realigned walkway previously located on the portion of lands under the approved land exchange;
 - (h) provision of an appropriate security deposit to the satisfaction of the General Manager, Engineering Department to ensure that when

needed, the driveway access off the City-owned parkland is removed and the on-site alternate driveway off 140 Street is built in the future; and

- (i) approval of the demolition of the existing house by Building Division.

RES.R06-543 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15975" pass its first reading.

RES.R06-544 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, 2006, No. 15975" pass its second reading.

RES.R06-545 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, 2006, No. 15975" be held at the
City Hall on March 27, 2006, at 7:00 p.m.

RES.R06-546 Carried

8. 7905-0323-00

13618 - 100 Avenue

Ron Yeun, Architect/Jung Developments

Development Permit/Development Variance Permit

Development Permit to permit two 36-storey apartment buildings with ground floor retail space and one free-standing commercial building. A Development Variance Permit to reduce residential and commercial parking.

The General Manager of Planning & Development submitted a report concerning an applications for a Development Permit, and a Development Variance Permit on property located at 13618 - 100 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:

- to reduce resident parking requirements to one (1) parking space per dwelling unit; and
- to reduce the parking ratio for retail uses from 2.4 spaces per 100 sq. m. to 1.3 spaces per 100 sq. m.

to permit the development of two, 36-storey apartment buildings with ground floor retail space and a free-standing commercial building.

Ron Yuen, Architect for Jung Developments

Ron Yuen was in attendance and commented that the photographs do not do justice to the proposed project. He provided renderings to Council and noted that the proposed massing of the buildings was intended to act as a wall and capture the courtyard area. He added that amenity space would be provided in the form of theatre rooms, hot tubs, and billiard rooms.

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 the applicant's request to defer provision of 2,158 square metres (23,300 sq. ft.) of required indoor amenity space and the provision of 2,532 square metres (27,250 sq. ft.) of outdoor amenity space to Phase III.
2. Council authorize staff to draft Development Permit No. 7905-0323-01, for Building D and the central court yard, generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7905-0323-00, varying Part 5 of Zoning By-law No. 12000, to proceed to Public Notification:
 - (a) to reduce the number of required resident off-street parking spaces for non-ground oriented multiple residential buildings from 1.2 parking spaces per dwelling unit to one (1) parking space per dwelling unit; and
 - (b) to reduce the number of parking spaces for retail uses in Surrey City Centre from 2.4 parking spaces for every 100 sq. m. (1,076 sq. ft.) of gross floor area to 1.3 parking spaces for every 100 sq. m. (1,076 sq. ft.) of gross floor area.

4. Council instruct staff to resolve the following issues prior to approval:
 - (a) registration of a Section 219 Restrictive Covenant to defer the provision of 2,158 square metres (23,300 sq. ft.) of indoor amenity space and the provision of 2,532 square metres (27,250 sq. ft.) of outdoor amenity space to Phase 3 of the development; and
 - (b) issuance of Development Variance Permit No. 7905-0323-00.

RES.R06-547

Carried with Councillor Bose against.

C. CORPORATE REPORTS

1. The Corporate Reports under date of March 6, 2006 were considered and dealt with as follows:

Item No. L001 Results of Additional Consultation with Residents of 3363 Rosemary Heights Crescent (Rockwell Ventures; Strata No. 591) Regarding Proposed Seniors Housing Development at 3372 - 152 Street & 15266 - 34 Avenue (Project No. 7905-0246-00; Rosemary Heights Seniors Village Holdings)
File 7905-0246-00

The General Manager of Planning & Development submitted a report to advise Council of the results of additional consultation with the residents of 3363 Rosemary Heights Crescent undertaken by the applicant and City staff, regarding the proposed seniors housing development at 3372 - 152 Street and 15266 - 34 Avenue and to recommend a course of action for Council's consideration.

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 Council:

1. Receive this report as information;
2. Amend Part 2. Section F. Yards and Setbacks of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15950 (the "By-law No. 15950"), as follows:
 - By reducing the minimum required setback for buildings along a Side Yard on a Flanking Street (152 Street) from 12 metres (39 feet) to 8 metres (26 feet); and

- By increasing the minimum required setback for buildings along a Side Yard (east property line) from 7.5 metres (25 feet) to 14.8 metres (48.5 feet);
3. Authorize staff to draft Development Permit No. 7905-0246-00 in accordance with the revised site and landscaping plans, as illustrated in Appendix "A", subject to refinement of design details, as documented in this report, in consultation with Rockwell representatives; and
 4. Require, as a condition of final adoption of By-law No. 15950, the registration of a Section 219 Restrictive Covenant and completion of a corresponding amendment to the Rockwell Strata Easement (BV281035) to prohibit the use of the Rockwell Strata driveway by staff and service vehicles of the seniors housing development;
 5. Confirm that the Rockwell driveway is to remain available for traffic from the seniors project, except for the traffic that will be affected by the Restrictive Covenant described in 4 above; and
 6. Grant third reading to By-law No. 15950 (Appendix "B").

RES.R06-548

Carried with Councillor Higginbotham

A motion by Councillor Higginbotham that bollards be placed along the Rockwell Strata driveway to prohibit access received No Secunder.

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

1. **Patrick Coffey**
File: 6800-10; 0550-20-10

Patrick Coffey was in attendance regarding Semiahmoo Trail and Coffey Residence Driveway Proposal.

Mr. Coffey provided the following comments:

- He moved to the Semiahmoo Trail area in 1989, designed his home and saved as many trees as possible when he built his home.
- City staff made it known that any established driveways be removed and a new access be provided to the road with a required 10 meter buffer area.
- In 2003, the Coffeys partnered with a neighbour on an application to develop their properties, with the understanding that their circular driveways would be removed and new driveways established.

- He reconfigured their garage from a three bay to a two bay garage, resulting in a loss of value.
- Neighbours to the north and south have subdivided and have retained their double driveways and woody landscaping areas.
- He is asking that the existing natural streetscape and proposed plantings be retained and that he be permitted a turn around area in front of his garage doors, within 35 to 40 feet between the driveway and the road's edge.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Villeneuve
 That the matter be referred to staff for report
 and to the Surrey Heritage Advisory Commission for recommendations.

RES.R06-549

Carried

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13089"

7995-0060-00 - 504563 B.C. Ltd.

A-1 (BL 12000) & A-1 (BL 5942) to IL (BL 12000) -
 12380 Old Yale Road and Portion of 12389 - 104 Avenue - to permit a
 27 lot subdivision

Approved by Council: April 1, 1997

- * Planning & Development advise that (see memorandum dated February 24, 2006 in by-law back-up) By-law No. 13089 should be filed as the applicant has not responded to the registered letter sent on January 9, 2006 advising that unless outstanding requirements were addressed within 30 days the file would be closed. In addition, the Preliminary Layout Approval expired on October 27, 1999 and the Development Variance Permit expired on June 30, 1999. A new application (7906-0035-00) has been submitted for the subject site to rezone to permit private schools and ancillary uses.

RES.R06-550

<p>It was</p> <p>No. 12000, Amendment By-law, 1997, No. 13089" be filed.</p>	<p>Moved by Councillor Hunt</p> <p>Seconded by Councillor Steele</p> <p>That "Surrey Zoning By-law, 1993,</p> <p><u>Carried</u></p>
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FINAL ADOPTIONS

2. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 55 Amendment By-law, 2005, No. 15769"

7905-0017-00 - Samaritan Holdings Ltd., c/o Rimark Consulting (Rick Johnson)

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permits by adding new Temporary Industrial Use Permit Area No. 16 "Temporary Contractor's Storage Yard" to allow temporary equipment and truck parking on the property located at 18386 - 96 Avenue for a period of two years.

Approved by Council: June 13, 2005

Note: A Temporary Use Permit (7905-0017-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.2(a).

RES.R06-551

<p>It was</p> <p>By-law, 1996, No. 12900, Text No. 55 Amendment By-law, 2005, No. 15769" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p>	<p>Moved by Councillor Hunt</p> <p>Seconded by Councillor Steele</p> <p>That "Surrey Official Community Plan</p> <p><u>Carried</u></p>
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3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15899"

7905-0282-00 - 686535 B.C. Ltd., 686536 B.C. Ltd., c/o Platinum Enterprises Ltd. (Avtar Johl) and c/o Barnett Dembek Architects (Dave Walls)

RA to RM-30 (BL 12000) - 19330 - 69 Avenue - to permit the development of approximately 61 townhouse units.

Approved by Council: December 12, 2005

Note: A Development Permit (7905-0282-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15899" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R06-552 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15460"

7904-0152-00 - 0713426 B.C. Ltd., c/o Hunter Laird Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 16445 Bell Road - to allow
subdivision into approximately 6 single family lots in West Cloverdale
South NCP Area.

Approved by Council: July 19, 2004

- * Planning & Development advise that (see memorandum dated February 27, 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 Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15460" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R06-553 Carried

THIRD READING

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15950"

7905-0246-00 - Rosemary Heights Seniors Village Holdings Ltd.
c/o Derek Crawford Architect Inc. (Cameron Maltby)

RA to CD (BL 12000) - 3372 - 152 Street and 15266 - 34 Avenue - to
permit the development of a seniors' assisted living and care facility.

Approved by Council: January 30, 2006

Note: This By-law will be in order for consideration, should Council approve the
recommendations of Corporate Report Item No. L001.

- * Council is requested to amend By-law 15950 in Part 2 Section F. Yards and Setbacks as noted in Recommendation 2 of Corporate Report L001.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15950" pass its third reading.

RES.R06-554

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0316-00**
Constantin Taraviras/Ship Galley Restaurant
 Units 106, 107, 108 & 109, 9547 - 152 Street

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

"That Development Permit No. 7905-0316-00 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 Steele
 That Development Permit
 No. 7905-0316-00 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.R06-555

Carried

- (b) **Development Permit No. 7906-0034-00**
Joss Brothers Recycling
 12195 Industrial Road

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

"That Development Permit No. 7906-0034-00 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."

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

No. 7906-0034-00 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.R06-556

Carried

- (c) **Development Permit No. 7905-0282-00**
Avtar Johl, Platinum Enterprises Ltd.
686535 B.C. Ltd., 686536 B.C. Ltd.
19330 - 69 Avenue

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

"That Development Permit No. 7905-0282-00 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 No. 15899 under Item H.3.

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

No. 7905-0282-00 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.R06-557

Carried

2. Formal Approval of Temporary Commercial Use Permits

- (a) **Temporary Industrial Use Permit No. 7905-0017-00**
Samaritan Holdings Ltd.
c/o Rimark Consulting (Rick Johnson)
18386 - 96 Avenue

Memorandum from the Manager, Area Planning & Development - North Division, Planning & Development, requesting Council to pass the following resolution:

"That Temporary Industrial Use Permit No. 7905-0017-00 be issued to Samaritan Holdings Ltd. to allow temporary equipment storage and truck parking for a period of two years on the site more particularly described as Lot 1, District Lot 99, Group 2, New Westminster District Plan BCP13185."

Note: See By-law 15769 under Item H.2.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Temporary Industrial Use Permit
No. 7905-0017-00 be issued to Samaritan Holdings Ltd. to allow temporary equipment storage and truck parking for a period of two years on the site more particularly described as Lot 1, District Lot 99, Group 2, New Westminster District Plan BCP13185.

RES.R06-558

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

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

RES.R06-559

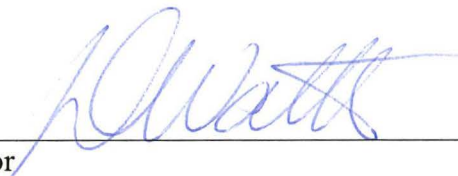
Carried

The Regular Council- Land Use meeting adjourned at 6:30 p.m.

Certified Correct:



City Clerk



Mayor