



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, MARCH 27, 2006
Time: 5:29 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
Deputy 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. **7906-0056-00**
6592 - 176 Street
Robert J. Martin/462871 B.C. Ltd.
Development Permit

Development Permit to permit two new fascia signs on the west and south elevations of an existing industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 6592 - 176 Street.

The applicant is proposing:

- a Development Permit

in order to allow the installation of two new fascia signs on the west and south elevations of an existing 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 Hunt
Seconded by Councillor Steele
That: Council approve the attached
Development Permit No. 7906-0056-00 (Appendix IV), 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.R06-626

Carried

2. 7906-0014-00

19555 Fraser Highway

Galaxie Signs Ltd./Sunstone Westwillow Holdings Ltd.

Development Permit

Development Permit to allow two replacement free-standing signs on a commercial site.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19555 Fraser Highway.

The applicant is proposing:

- a Development Permit

in order to permit two replacement free-standing signs on a commercial site.

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
Development Permit No. 7906-0014-00 (Appendix V), 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.R06-627

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 3. **7905-0403-00**
15672 - 92 Avenue
Richard Brooks, H.Y. Engineering Ltd./0739593 B.C. Ltd., Inc. No. 0739593
 Rezoning
Rezone from RA to RF to permit subdivision into three (3) single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15672 - 92 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into three (3) single family lots.

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

Delegation

Mark Ankenman, Ankenman & Associates was in attendance and commented that he prepared the design guidelines for this project. He noted that that the proposal is for a three-lot split; and features basement entry homes, appropriate for the neighbourhood. He continued that there is a limitation on in-ground basements due to height of the storm sewer. He added that there are cultural considerations to include basements in the design of the homes.

The Mayor noted the following motion would be divided:

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

- | | |
|-------------|--|
| RES.R06-628 | 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. 1200) and a date be set for Public Hearing.
<u>Carried</u> |
| RES.R06-629 | 2. Council <u>deny</u> the applicant's request to allow all three proposed lots to accommodate basement-entry style homes.
<u>Carried</u> |
| | 3. 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;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) revision of the building design guidelines to not permit basement-entry dwellings for any new homes proposed on the three proposed single family lots; and
- (e) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 3 to require a minimum side yard setback of 3.0 metres (10 ft.) for the west side of proposed Lot 1 and the east side of proposed Lot 3 in order to protect the cedar hedges along the west and east property lines.

RES.R06-630

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15978" pass its first reading.

RES.R06-631

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, 2006, No. 15978" pass its second reading.

RES.R06-632

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. 15978" be held at the
 City Hall on April 10, 2006, at 7:00 p.m.

RES.R06-633

Carried

4. 7904-0368-00
Portion of 15380 - 84 Avenue
John Bresnick/John Bresnick and Cleo Kathleen Bresnick

Rezoning

Rezone a portion from RA to RF to allow subdivision into five (5) single family lots and one remainder RA lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at Portion of 15380 - 84 Avenue.

The applicant is proposing:

- a rezoning of a portion from RA to RF

in order to allow subdivision into five (5) single family lots and one remainder RA lot.

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

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

1. a By-law be introduced to rezone a portion of 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 approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R06-634 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15979" pass its first reading.

RES.R06-635 Carried

It was Moved by Councillor Bose
 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 "Cluster Residential Zone (RC)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7903-0311-00 (Appendix IX), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot area for subdivision in the RC Zone from 2.0 hectares (5 acres) to 0.83 hectare (2.12 acres).
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) approval of Development Variance Permit No. 7903-0311-00; and
 - (e) registration of a Restrictive Covenant on proposed Lots 1 to 3 to require mitigating measures to reduce the impact of external noise sources, in particular, the railway and South Fraser Perimeter Road.

RES.R06-638

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15980" pass its first reading.

RES.R06-639

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. 15980" pass its second reading.

RES.R06-640

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. 15980" be held at the
 City Hall on April 10, 2006, at 7:00 p.m.

RES.R06-641

Carried**NEWTON****6. 7906-0095-00****13775 - 70 Avenue****Ding Torrijos/City of Surrey**

Development Permit/Development Variance Permit

*Development Permit to permit the construction of a 161 sq. m (1,730 sq. ft.)
 addition to the Newton Seniors' Centre. Development Variance Permit to reduce
 the setback along 137A Street.*

The General Manager of Planning & Development submitted a report concerning
 applications for a Development Permit and a Development Variance Permit on
 property located at 13775 - 70 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
 - reduce the west (137A Street) yard setback from 7.85 metres (26 ft.) to
 1.5 metres (5 ft.) for the building façade and to 0.5 metres (2 ft.) for
 the roof overhang

in order to permit the development of a 161 square metres (1,730 sq.ft.) addition
 to the Newton Senior's Centre.

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

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

1. Council authorize staff to draft Development Permit No. 7906-0095-00 in
 accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0095-00,
 (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 building setback along 137A Street from 7.85 metres (26 ft.) to 1.5 metres (5 ft.) for building façade and to 0.5 metres (2 ft.) for the roof overhang.
3. 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.R06-642

Carried

7. **7904-0319-00**
6468, 6490, 6518 and 6546 - 142 Street
Michael Helle, Coastland Engineering & Surveying Ltd./A & B Gill Ventures Inc.,
Inc. No. 530719 Antonia Vargas, Devinder and Sarwan Boal
 Rezoning
Rezone from RA to RF-12 in order to permit subdivision into 54 single family residential small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6468, 6490, 6518 and 6546 - 142 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into 54 single family residential 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 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 (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) ensure that all geotechnical and ground water requirements 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) registration of a Section 219 Restrictive Covenant to prevent future subdivision under the RF-12 Zone and ensure installation of a 4 metre (13 ft.) landscape buffer on proposed Suburban transition lots.

RES.R06-643

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15981" pass its first reading.

RES.R06-644

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, 2006, No. 15981" pass its second reading.

RES.R06-645

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, 2006, No. 15981" be held at the
 City Hall on April 10, 2006, at 7:00 p.m.

RES.R06-646

Carried

SURREY CITY CENTRE/WHALLEY

8. 7905-0401-00

10235 - 133 Street

Carson Nottle, Focus Architecture/Ethical Real Estate Ventures

Rezoning/Development Permit

Rezone from RF to CD and Development Permit to permit the development of a 4-storey, 63-unit apartment building in Surrey City Centre.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Rezoning Permit on property located at 10235 - 133 Street.

The applicant is proposing:

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

in order to permit the development of a 4-storey, 63-unit apartment building in Surrey City Centre.

Delegation:

Carson Nofle of Focus Architecture was in attendance and presented a rendering of the development, which is a single-phase project. He noted that the target market is the urban buyer focusing in range from young buyers to senior citizens. He continued that the proposed price range would be \$270.00 per square foot. He added that his clients want to begin construction as soon as the contracts are in place, and the completion date is expected to be a year to a year and a half. He noted that the torched on roof is a two-ply roof and the building would feature a rain skin outer material. He commented that the V-type roof would shed water into a drainage system.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 189 square metres (2,034 sq. ft.) to 78 square metres (840 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7905-0401-00 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, dedications, 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 specification and satisfaction of the City Landscape Architect;
- (d) the applicant adequately address the impact of reduced indoor amenity space; and
- (e) removal or demolition of all on-site buildings and structures to the satisfaction of the Building Division.

RES.R06-647

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15982" pass its first reading.

RES.R06-648

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, 2006, No. 15982" pass its second reading.

RES.R06-649

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. 15982" be held at the
 City Hall on April 10, 2006, at 7:00 p.m.

RES.R06-650

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

9. 7906-0065-00

19460 - 60 Avenue

Atlee Holdings Ltd.

Development Permit/Development Variance Permit

Development Permit to permit the installation of a crane. Development Variance Permit to vary the maximum height and the minimum setbacks of an accessory structure.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 19460 - 60 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following IL Zone regulations:
 - to relax the maximum height of an accessory building or structure from 6.0 metres (20 ft.) to 13.1 metres (43 ft.); and
 - to relax the minimum side yard setback along a flanking street from 7.5 metres (25 ft.) to 1.5 metres (5 ft.); and
 - to relax the minimum side yard setback from 7.5 metres (25 ft.) or 0 metres to 1.5 metres (5 ft.)

in order to permit the installation of a permanent crane on an industrial site.

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

Delegation

The applicant was in attendance and commented that he would improve landscaping along 60 Avenue with cedar fencing; that operation of the crane would not be noisy; and that other crane options could be explored.

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7906-0065-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0065-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum height of an accessory building or structure in the IL Zone from 6 metres (20 ft.) to 13.1 metres (43 ft.);
 - (b) to relax the minimum side yard setback along a flanking street in the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.); and
 - (c) to relax the minimum side yard setback in the IL Zone from 7.5 metres (25 ft.) or 0 metres to 1.5 metres (5 ft.)

- 3. Council instruct staff to resolve the following issue prior to approval:
 - (a) issuance of Development Variance Permit No. 7906-0065-00.

RES.R06-651

Carried

It was

Moved by Councillor Bose
Seconded by Councillor Hunt

That Council instruct staff to provide a information memo, prior to final adoption, regarding the use of another monopole crane and further to refine the ascetics and design of a permanent crane on this industrial site.

RES.R06-652

Carried

- 10. **7905-0369-00**
5855 - 176A Street
Cloverdale Station Neighbourhood Pub/BRP Investments Ltd.
Liquor Primary License - Amendment
Liquor Primary License Amendment to extend the hours of operation at the Cloverdale Station Pub.

The General Manager of Planning & Development submitted a report concerning Liquor Primary License Amendment on property located at 5855 - 176A Street.

The applicant is requesting an amendment to the hours of operation for the Cloverdale Station Pub from the current hours of 10:00 a.m. to 12:00 a.m. Monday through Saturday and 11:00 a.m. to 12:00 a.m. Sunday to the proposed hours of 11:00 a.m. to 1:00 a.m. Sunday through Thursday and 11:00 a.m. to 2:00 a.m. Friday and Saturday.

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

The General Manager of Planning and Development responded to a question from Council stated that public notification will take place within 100 meters of the site.

It was

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That:

- 1. Council approve the following proposed amendments to the existing Liquor Primary License to proceed to Public Notification:
 - (a) to amend the hours of operation as follows:
 - Sunday through Thursday: from the current hours of 11:00 a.m. to 12:00 a.m. Sunday and 10:00 a.m. to

12:00 a.m. Monday through Thursday to the proposed hours of 11:00 a.m. to 1:00 a.m.; and

- Friday and Saturday: from the current hours of 10:00 a.m. to 12:00 a.m. to the proposed hours of 11:00 a.m. to 2:00 a.m.

RES.R06-653

Carried with Councillors Hunt and Villeneuve against.

NEWTON

11. 7906-0024-00

5446 - 152 Street

Kristin Cassie/Radicalus Montessori Society

Temporary Use Permit

Temporary Use Permit to allow a private school and daycare.

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit on property located at 5446 - 152 Street.

The applicant is proposing:

- a Temporary Use Permit

in order to permit a Montessori private school and daycare to continue to operate at 5446 - 152 Street until August 31, 2006.

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 Steele

That: Council approve Temporary Use

Permit No. 7906-0024-00 (Appendix V) to proceed to Public Notification.

RES.R06-654

Carried with Councillor Hunt against.

SURREY CITY CENTRE/WHALLEY

12. **7903-0071-00**
9643 King George Highway
Stanford Development Corporation
Rezoning/Development Permit
Rezoned from RF to CD and Development Permit to permit a mixed use commercial/residential building.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Rezoning Permit on property located at 9643 King George Highway.

The applicant is proposing:

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

in order to permit the development of a mixed use commercial/residential building in Surrey City Centre.

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

The Mayor noted that the following motion would be divided:

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

1. Council rescind resolution No. R03-2635 giving Third Reading to By-law No. 15129.
2. Council amend By-law No. 15129 by deleting Sections F and H in their entirety and replacing them with new Sections F and H and amending Sections G and J (as shown in Appendix VI).
3. a date for Public Hearing be set for amended By-law No. 15129.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 337 square metres (3,580 sq. ft.) to 71 square metres (764 sq. ft.).

RES.R06-655

Carried

Before the question was called on Item 5:

It was Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That Development Permit
 No. 7903-0071-00 be referred to staff for further consideration.
 RES.R06-656 Defeated with Councillors Steele, Gill,
 Martin, Hepner, Hunt, and Higginbotham
 against.

The question was then called on Items 5 & 6.

5. Council authorize staff to draft Development Permit No. 7903-0071-00 generally in accordance with the attached drawings (Appendix III).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) the applicant adequately addresses the impact of reduced indoor amenity space; and
 - (d) relocation of the culverted creek to the specifications and satisfaction of the General Manager, Engineering.

RES.R06-657 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Council rescind Resolution
 No. R03-2635 of the October 27, 2003 Regular Council minutes passing third
 reading of By-law No. 15129.
 RES.R06-658 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Council amend By-law No. 15129 as
 outlined in Appendix VI.
 RES.R06-659 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That the Public Hearing on By-law 15129 be
 held at the City Hall on April 10, 2006, at 7:00 p.m.
 RES.R06-660 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 13. **7906-0112-00**
16625 - 77 Avenue
Jagdip Johal/Mukhdev Singh Bagri
Development Variance Permit
Development Variance Permit to reduce the rear yard setback to permit construction of a single family dwelling.

Councillor Hunt noted that he lives in the immediate area and was not in a position of a conflict of interest.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 16625 - 77 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to relax the minimum rear yard setback in the RH-G Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.)

in order to permit the development of a single family dwelling.

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

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

- 1. Council approve Development Variance Permit No. 7906-0112-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RH-G Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.).

RES.R06-661

Carried with Councillor Bose against.

Mayor Watts left the meeting at 6:10 p.m. and Councillor Villeneuve assumed the role of Chair.

14. 7905-0305-00**15455 and 15495 – 82 Avenue****Richard Brooks, H.Y. Engineering/William Henry Moore**

Rezoning

Rezone from RA to RF to permit subdivision into approximately 21 single family lots and a remainder lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 15455 and 15495 - 82 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 21 single family lots and a remainder lot.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That:

1. a By-law be introduced to rezone the properties 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.R06-662

Carried

RES.R06-663 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15985" pass its first reading.
Carried

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

RES.R06-664 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15985" pass its second reading.
Carried

RES.R06-665 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. 15985" be held at the
City Hall on April 10, 2006, at 7:00 p.m.
Carried

- 15. 7904-0308-00**
9913 - 179 Street
Mike Helle, Coastland Engineering & Surveying Ltd./Sarbjit Tagger and Jagmohan Singh
Rezoning/Development Variance Permit
Rezone from RA to RC in order to allow subdivision into seven (7) clustered suburban residential lots. DVP to reduce the minimum lot area for subdivision in the RC Zone.

The General Manager of Planning & Development submitted a report concerning applications for a Development Variance Permit and a Rezoning Permit on property located at 9913 - 179 Street.

The applicant is proposing:

- a rezoning from RA to RC; and
- a Development Variance Permit to relax the following RC Zone regulation:
 - to reduce the minimum lot area for subdivision from 2 hectares (5 acres) to 1.33 hectares (3.29 acres)

in order to allow subdivision into seven clustered suburban residential lots and related open space.

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 "Cluster Residential Zone (RC)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0308-00 (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot area for subdivision in the RC Zone from 2 hectares (5 acres) to 1.33 hectares (3.29 acres).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation including the necessary consent from the adjacent property owner to the satisfaction of the City Landscape Architect; and
 - (e) provision of a voluntary contribution to facilitate forest management and restoration of the riparian area, to the satisfaction of the Parks, Recreation and Culture Department.

RES.R06-666

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15986" pass its first reading.

RES.R06-667

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, 2006, No. 15986" pass its second reading.
RES.R06-668 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. 15986" be held at the
City Hall on April 10, 2006, at 7:00 p.m.
RES.R06-669 Carried

- 16. 7905-0280-00**
14653 - 104 Avenue
Julio Gomberoff, c/o Gomberoff Bell Lyon Architects Group Inc./
TMC Development Inc
OCP Amendment/Rezoning/Development Permit
Amend the Multiple Residential designation in the OCP. Rezone from C-35 to CD; Development Permit to permit the development of a 24-storey residential tower, consisting of 121 dwelling units.

The Mayor returned to the meeting at 6:15 p.m. and assumed the role of Chair.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan applications for rezoning and a Development Permit and on property located at 14653 - 104 Avenue.

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

The planner meeting with the applicant requested that they pursue acquisition of the land to the south, this lands could develop independently, high density townhouses would fit within the site.

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

1. a By-law be introduced to amend the Official Community Plan to amend the Multiple Residential (RM) designation and a date for Public Hearing be set (Appendix VIII).
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 "Downtown Commercial Zone (C-35)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7905-0280-00 in accordance with the attached drawings (Appendix III).
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 revised architectural plans to the satisfaction of the City Architect;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City;
 - (d) submission of a revised landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address concerns expressed by Parks, Recreation & Culture;
 - (f) submission of road dedication plans to the satisfaction of the Approving Officer; and
 - (g) removal of the existing house to the satisfaction of the Building Division.

RES.R06-670

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 62 Amendment By-law 2006, No. 15987"
 pass its first reading.

RES.R06-671

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 62 Amendment By-law 2006, No. 15987"
pass its second reading.
RES.R06-672 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 62 Amendment By-law
2006, No. 15987" be held at the City Hall on April 10, 2006, at 7:00 p.m.
RES.R06-673 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15988" pass its first reading.
RES.R06-674 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15988" pass its second reading.
RES.R06-675 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15988" be held at the
City Hall on April 10, 2006, at 7:00 p.m.
RES.R06-676 Carried

SOUTH SURREY

17. **7904-0439-00**
3266 - 140 Street
Clarence Arychuk, Hunter Laird Engineering Services Ltd./
140 Development Inc., Inc. No. 744891
Rezoning
*Rezone from RA to CD to allow subdivision into 5 half-acre gross density
type lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 3266 - 140 Street.

The applicant is proposing:

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

in order to permit the development of a 24-storey residential tower, consisting of 121 dwelling 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 Higginbotham
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 "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) 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 to ensure installation, maintenance and protection of an 8.5 m (28 ft.) wide landscape buffer along 140 Street and to establish an additional 7.5 metre (24.6 ft.) rear yard adjacent to the buffer; and
 - (e) submission of a landscaping cost estimate and securities for tree planting and the proposed landscape buffer along 140 Street to the specifications and satisfaction of the City Landscape Architect.

3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the subject site from One Acre to Half-Acre Gross Density prior to final adoption of the rezoning by-law.

RES.R06-677

Carried

It was

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

No. 12000, Amendment By-law, 2006, No. 15989" pass its first reading.

RES.R06-678

Carried

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

It was

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

No. 12000, Amendment By-law, 2006, No. 15989" pass its second reading.

RES.R06-679

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15989" be held at the City Hall on April 10, 2006, at 7:00 p.m.

RES.R06-680

Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of March 27, 2006 were considered and dealt with as follows:

Item No. L002

Beverage Container Return Centres - Proposed Text
 Amendments to Surrey Zoning By-law, 1993, No. 12000
 File: 3900-30

The General Manager of Planning & Development submitted a report concerning the Beverage Container Return Centres - Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000.

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. Approve the amendments to the Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") as documented in Appendix I, which, if adopted, will:
 - amend the definition of "beverage container return centre" in Part 1 Definitions; and
 - specifically permit a beverage container return centre either in a separate building or as a tenant within a multi-tenant building on a lot in the Community Commercial (C-8) Zone or in the Highway Commercial Industrial (CHI) Zone; and
3. Authorize the City Clerk to bring forward the necessary Zoning By-law amendment by-law for the required readings and to set a date for the related Public Hearing.

RES.R06-681

Carried

It was

Moved by Councillor Bose
 Seconded by Councillor Hunt
 That Corporate Report L002, Beverage

Container Return Centres - Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000, be referred to the Environmental Advisory Committee for review and comment.

RES.R06-682

Carried

Item No. L003 Additional Information Related to a Proposed Development Variance Permit for a Partially Constructed Dwelling at 9752 - 160A Street: Development Application No. 7905-0259-00
 File: 7905-0259-00

The General Manager of Planning & Development submitted a report concerning additional information related to a proposed Development Variance Permit.

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:

1. Receive this report as information; and
2. Approve Development Variance Permit No. 7905-0259-00 for property at 9752 - 160A Street, subject to the owner of the subject property:

- Applying for a revision to the building permit in order to re-commence construction of the subject dwelling; and
- Submitting a Restrictive Covenant to the City regarding a water curtain system that is to be installed in the building and an accompanying Letter of Undertaking by a lawyer to guarantee registration of the Restrictive Covenant on the title to the lot.

RES.R06-683

Carried

Note: See Development Variance Permit No. 7905-0259-00 under Clerk's Report, Item I.3(a).

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. 15850"

7905-0083-00 - Maskeen Homes Ltd., c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

RA to RF and RF-12 (BL 12000) - 9567 - 127 Street - to allow subdivision into six standard single family lots and four small single family lots with the adjacent RF-zoned lot to the west at 12642 - 96 Avenue.

Approved by Council: October 3, 2005

- * Planning & Development advise that (see memorandum dated March 21, 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 Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15850" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-684

Carried with Councillor Bose against.

2. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 46
Amendment By-law, 2004, No. 15566"

7904-0322-00 - Karsten Roh

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. 14 "Temporary Recreational Vehicle Parking" to allow the temporary parking and storage of recreational vehicles on the property located at 2743 - 156 Street for a period not to exceed two years.

Approved by Council: September 19, 2005

Note: A Temporary Industrial Use Permit (7904-0322-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.2(a).

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 46 Amendment By-law, 2004, No. 15566" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R06-685

Carried with Councillor Bose against.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15341"

7903-0361-00 - Ekam Development Ltd.

RA and RF (BL 12000) to RF-12 (BL 12000) - 13685, 13721, 13735,
13751 and 13779 - 64 Avenue - to allow subdivision into approximately
43 single family residential small lots ranging in size from 320 m²
(3,445 sq.ft) to 522 m² (5,619 sq. ft.).

Approved by Council: April 5, 2004

- * Planning & Development advise that (see memorandum dated March 22, 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.

In addition, at the April 19, 2004 Regular Council-Public Hearing meeting, the residents of the nearby area raised a concern regarding the intersection of 138 Street and 64 Avenue, being a difficult location to turn in and out onto 138 Street. In response, Planning & Development advise that the intersection of 64 Avenue and 138 Street is currently under construction and once completed in 2006, it will include left-turn lanes in all directions and improved site lines to simplify the operation. The Engineering Department will continue to monitor the intersection, following completion of the construction, for any further safety considerations as warranted.

It was

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

No. 12000, Amendment By-law, 2004, No. 15341" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-686

Carried with Councillor Bose against.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15827"

7905-0102-00 - Planet Canada Developments Inc., Kamaldeep Liddar,
c/o Citi-West Consulting Ltd. (Roger Jawanda)

RA to RF (BL 12000) - 16136 - 112 Avenue - to allow subdivision into six single family lots.

Approved by Council: September 6, 2005

- * Planning & Development advise that (see memorandum dated March 22, 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 Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15827" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R06-687 Carried

5. "Surrey Land Use Contract No. 476, Authorization By-law, 1978, No. 5502,
 Discharge By-law, 2005, No. 15885"

7905-0228-00 - Botco Properties Ltd., 29 Ande. Holding Company Ltd.,
 J. Cullen Limited, Spalding Properties Ltd.
 c/o Detroit Diesel Allison BC (Gerald Cullen)

To discharge Land Use Contract No. 476 from the property located at
 9300 - 192 Street to allow the underlying "Light Impact Industrial Zone (IL)" to
 regulate the site and to permit the development of an employee parking lot and
 truck sales and display area.

Approved by Council: November 28, 2005

Note: A Development Permit (7905-0228-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(b).

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Land Use Contract No. 476,
 Authorization By-law, 1978, No. 5502, Discharge By-law, 2005, No. 15885" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.
 RES.R06-688 Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 40 Amendment
 By-law, 2001, No. 14330"

7900-0225-00 - 636718 British Columbia Ltd., c/o Hunter Laird Engineering Ltd.
 (Clarence Arychuk)

To authorize the redesignation of the properties located at 2064 - 128 Street;
 2030 - 128 Street (12817 - 20 Avenue); 12825 and 12851 - 20 Avenue from
 Suburban (SUB) to Urban (URB).

Approved by Council: February 5, 2001

This by-law is proceeding in conjunction with By-law 14331.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 40 Amendment By-law, 2001, No. 14330" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R06-689

Carried with Councillor Bose against.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14331"

7900-0225-00 - 636718 British Columbia Ltd., c/o Hunter Laird Engineering Ltd.
 (Clarence Arychuk)

RH (BL 12000) & RA (BL 12000) to RF (BL 12000) & CD (BL 12000) -
 2064 - 128 Street; 2030 - 128 Street (12817 - 20 Avenue); 12825 and
 12851 - 20 Avenue - to permit subdivision into approximately 19 single
 family lots.

Approved by Council: February 5, 2001

This by-law is proceeding in conjunction with By-law 14330.

- * Planning & Development advise that (see memorandum dated March 23, 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.
- * In addition, it is now in order for Council to pass a resolution amending the
 Semiahmoo Local Area Plan to redesignate the site from Suburban Residential
 Half Acre to Urban Residential.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend the Semiahmoo Local
 Area Plan to redesignate the site from Suburban Residential Half Acre to Urban
 Residential.

RES.R06-690

Carried with Councillor Bose against.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14331" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-691

Carried with Councillor Bose against.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15443"

7902-0011-00 - Imperial Oil Limited, c/o Tim Ankenman

RA (BL 12000) to CD (BL 12000) - 6418 and 6448 - 144 Street - to permit the development of a combined service gasoline station with accessory uses including a convenience store, eating establishment and drive-through; a neighbourhood scale shopping node and ground-oriented multiple unit residential building.

Approved by Council: July 5, 2004

Note: A Development Permit (7902-0011-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(e).

- * Planning & Development advise that (see memorandum dated March 22, 2006 in by-law backup) concerns regarding traffic were expressed by residents of the 65 Avenue cul-de-sac, located west of 144 Street. Please see memorandum in by-law backup regarding actions that were taken to address this issue.

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15443" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-692

Carried with Councillor Bose against.

9. "Surrey Land Use Contract No. 438, Authorization By-law, 1978, No. 5541, Partial Discharge By-law, 2005, No. 15619"

7904-0079-00 - Kulwant and Gurdev Sahota, Darshan and Manjit Sangha,
c/o Darshan Sangha

To discharge Land Use Contract No. 438 from the property located at 6848 - 128 Street to allow the underlying "Single Family Residential Zone (RF)" to come into effect and allow subdivision into two single family lots.

Approved by Council: January 10, 2005

- * Planning & Development advise that (see memorandum dated March 23, 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.

In addition, Corporate Report L008 was received by Council on July 11, 2005 and addressed the results of additional community consultation for the proposed development.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Land Use Contract No. 438, Authorization By-law, 1978, No. 5541, Partial Discharge By-law, 2005, No. 15619" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-693

Carried with Councillor Bose against.

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13294B"

7996-0076-00 - 0706302 B.C. Ltd., c/o Equitas Development Corporation Ltd.
(James Evans)

RA (BL 12000) to RF & C-5 - Portions of 15194 - 72 Avenue (Blocks B + C) - to permit development of 14 single family lots and a comprehensive neighbourhood commercial centre.

Approved by Council: December 2, 1997

Note: The Public Hearing on this application was held on January 19, 1998. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- * Planning & Development advise that (see memorandum dated March 14, 2006 in by-law backup) the reason for the delay in bringing this application to Final Adoption was due to this project and several others in the area, being on hold due to sewer servicing issues that prevented completion. The sewer servicing issues have now been resolved.

Furthermore, Planning & Development advise that 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, 1997, No. 13294B" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-694

Carried

INTRODUCTIONS

11. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2006, No. 15977"

3900-20-15977 - Council Initiated Text Amendment

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000" as amended, in Part 1 Definitions by replacing the definition "Beverage Container Return Centre", replacing Section B.4 in Part 36 Community Commercial Zone (C-8), and replacing Section B.4 and B.17(c) in Part 39 Highway Commercial Industrial Zone (CHI). These amendments are necessary to amend the definition of "beverage container return centre" and specifically permit a beverage container return centre either in a separate building or as a tenant within a multi-tenant building on a lot in the Community Commercial Zone (C-8) or the Highway Commercial Industrial Zone (CHI).

To be approved: March 27, 2006
Corporate Report Item No. L002

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2006, No. 15977" pass its first reading.
RES.R06-695 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, Text Amendment By-law, 2006, No. 15977" pass its second reading.
RES.R06-696 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 2006, No. 15977" be held at
the City Hall on April 10, 2006, at 7:00 p.m.
RES.R06-697 Carried

Note: This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. L002.

FINAL ADOPTIONS (Cont'd)

12. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 54 Amendment By-law, 2005, No. 15743"

7903-0379-00 - Karan and Budhparkash Gill

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. 15 "Temporary Truck Parking Facility" to allow temporary truck parking on the property located at 7767 - 128 Street for a period not to exceed two years.

Approved by Council: May 18, 2005

Note: A Temporary Industrial Use Permit (7903-0379-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.2(b).

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 54 Amendment By-law, 2005, No. 15743" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-698

Carried with Councillor Bose against.

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0257-00**
Samuel M. Chan, Ionic Architecture Inc./KDM Holdings Inc.,
No. 679544
 6638 - 176 Street; 17648 - 66A Avenue

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

"That Development Permit No. 7905-0257-00 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. 7905-0257-00 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.R06-699

Carried

- (b) **Development Permit No. 7905-0228-00**
Detroit Diesel Allison BC/Botco Properties Ltd., 29 Ande. Holding Co. Ltd., J. Cullen Ltd. and Spalding Properties Ltd.
9300 - 192 Street

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

"That Development Permit No. 7905-0228-00 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 15885 under Item H.5.

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

No. 7905-0228-00 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.R06-700

Carried

- (c) **Development Permit No. 7905-0391-00**
Ian Annand/KBK No. 196 Ventures Ltd.
10312 King George Highway

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

"That Development Permit No. 7905-0391-00 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. 7905-0391-00 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.R06-701

Carried

- (d) **Development Permit No. 7905-0119-00**
Jordash Investments
Glen Froese, Krahn Engineering
18418 & 18428 - 53 Avenue

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

"That Development Permit No. 7905-0119-00 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. 7905-0119-00 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.R06-702

Carried

- (e) **Development Permit No. 7902-0011-00**
Equitas Development Corp. (James Evans and Tim Ankenman)
Imperial Oil Limited, Inc. No. 14082A
6418 and 6448 - 144 Street

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

"That Development Permit No. 7902-0011-00 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 15443 under Item H.8.

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

No. 7902-0011-00 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.R06-703

Carried with Councillor Bose against.

2. Formal Approval of Temporary Use Permits

**(a) Temporary Industrial Use Permit No. 7904-0322-00
Karsten Roh**

2743 – 156 Street (also shown as 2745 - 156 Street)

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

"That Temporary Industrial Use Permit No. 7904-0322-00 be issued to Karsten Roh to allow the temporary parking and storage of recreational vehicles for a period not to exceed two years, on the property more particularly described as Parcel "B" (559233E), Lot 24 Except: Firstly: Parcel "A" (Explanatory Plan 17400); Secondly: Part Subdivided by Plan 27569, Section 23, Township 1, New Westminster District Plan 20916, and that the Mayor and Clerk be authorized to sign the necessary documents.

It was
Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Temporary Industrial Use Permit

No. 7904-0322-00 be issued to Karsten Roh to allow the temporary parking and storage of recreational vehicles for a period not to exceed two years, on the property more particularly described as Parcel "B" (559233E), Lot 24 Except: Firstly: Parcel "A" (Explanatory Plan 17400); Secondly: Part Subdivided by Plan 27569, Section 23, Township 1, New Westminster District Plan 20916, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R06-704

Carried with Councillor Bose against.

Note: See By-law 15566 under Item H.2.

- (b) **Temporary Industrial Use Permit No. 7903-0379-00**
Karan and Budhparkash Gill
 7767 - 128 Street

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

That Temporary Industrial Use Permit No. 7903-0379-00 be issued to Karan and Budhparkash Gill to allow the subject site to be used for temporary truck parking for a period of 2 years, on the property more particularly described as Lot 4, Section 19, Township 2, New Westminster District, Plan LMP14761, and that the Mayor and Clerk be authorized to sign the necessary documents.

Note: See By-law 15743 under Item H.12.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Temporary Industrial Use Permit
 No. 7903-0379-00 be issued to Karan and Budhparkash Gill to allow the subject site to be used for temporary truck parking for a period of 2 years, on the property more particularly described as Lot 4, Section 19, Township 2, New Westminster District, Plan LMP14761, and that the Mayor and Clerk be authorized to sign the necessary documents.
Carried with Councillor Bose against.

RES.R06-705

3. Formal Approval of Development Variance Permits

- (a) **Development Variance Permit No. 7905-0259-00**
Harjinder S. and Jaswinder K. Sandhu
c/o John Kaminsky
 9752 - 160A Street

To reduce the minimum east side yard setback requirement from 1.2 metres (4 ft.) to 0.37 metres (1.2 ft.); and to reduce the minimum rear yard setback requirement from 7.5 metres (25 ft.) to 7.37 metres (24 ft.), to allow retention of a partially constructed single family dwelling.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

Note: See memorandum in the binder flap from Planning & Development regarding Council's resolution (RES.R06-133) to provide the chronology of the situation and the original foundation survey.

Note: At the February 13, 2006 Regular Council meeting, Council passed a resolution that Development Variance Permit No. 7905-0259-00 be referred to staff.

Note: See Corporate Report Item L003.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
No. 7905-0259-00 be referred to staff to ensure the applicant satisfies the
conditions of approval contained in the recommendations of Corporate
Report L003, in advance of the DVP being approved by Council.

RES.R06-706

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

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

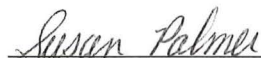
meeting do now adjourn.

RES.R06-707

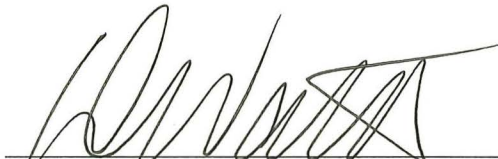
Carried

The Regular Council- Land Use meeting adjourned at 6:20 p.m.

Certified Correct:



S. Palmer, Deputy City Clerk



Mayor D. Watts