



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, APRIL 24, 2006
Time: 4:00 p.m.

Present:

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

Absent:

Councillor Martin

Councillors Entering Meeting as Indicated:

Staff Present:

Acting City Manager
City Clerk
Acting 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. **7906-0074-00**
18737 and 18789 Fraser Highway
Michelle Howe/Clayton Crossing Annex Ltd.
Development Permit

Development Permit to allow a change from awning signs to fascia signs for the existing commercial buildings in the Clayton Crossing Shopping Centre.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 18737 and 18789 Fraser Highway.

The applicant is proposing:

- a Development Permit

in order to allow installation of fascia signs instead of awning signs as previously approved, on three buildings in the Clayton Crossing Shopping Centre.

The Acting 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. 7906-0074-00 generally in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following prior to final approval:
 - (a) removal of all existing canopy signs, roof top signs and fascia signs that are in contravention to Development Permit No. 7904-0246-00; and
 - (b) submission and approval of sign permit applications for the two existing signs installed without permits, to the satisfaction of the Building Division.

RES.R06-913

Carried

2. **7906-0073-00**
18655 Fraser Highway
Michelle Howe/Clayton Crossing Shopping Centre Limited, Inc. No. 699230
Development Permit/Development Variance Permit
Development Permit to allow a change from awning signs to fascia signs.
Development Variance Permit to allow additional signage on the existing drug store in the Clayton Crossing Shopping Centre.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 18655 Fraser Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - to increase the number of fascia signs for Building G from 2 to 9; and
 - to increase the sign area from 54 sq.m. (581 sq.ft.) to 61 sq.m. (656 sq.ft.)

in order to allow installation of signage in the newly built Shoppers Drug Mart in East Clayton.

The Acting 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. 7906-0073-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0073-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum number of fascia signs for the single tenant in Building G (Shoppers Drug Mart) from 2 fascia signs to a total of 9 fascia signs; and
 - (b) to increase the maximum sign area from 54 sq. m. (581 sq. ft.) to 61 sq. m. (656 sq. ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) removal of all existing signage that has not been included in Development Permit No. 7906-0073-00; and
 - (b) submission of sign permit applications for the proposed signage installed without permits, to the satisfaction of the Building Division.

RES.R06-914

Carried

3. **7905-0341-00**
Units 100 to 115 - 19289 (Langley By-pass) Highway No. 10
Keith Atkinson, Strata Council President/Friends in the West Inc.;
465786 B.C. Ltd.; Butterworth's Investors Ltd.; Arthur and Joan Kennedy;
Tony and Elizabeth Connolly; Mirko Erakovic; 647695 B.C. Ltd.;
0730147 B.C. Ltd.; Elaine Busch Holdings Ltd.;
Wheelsport Canada Investments Ltd.; 649907 B.C. Ltd.
Development Permit
Development Permit to allow a new free-standing sign on a commercial site.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at Units 100 to 115 19289 (Langley By-pass) Highway No. 10.

The applicant is proposing:

- a Development Permit

in order to permit a new free-standing sign on a commercial site.

The Acting 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 the attached

Development Permit No. 7905-0341-00 (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.R06-915

Carried

FLEETWOOD/GUILDFORD

4. 7905-0288-00

19218 - 96 Avenue

F.R. Paxton & Associates/Baron Manor Centre Ltd.

New Liquor Primary License

A Liquor Primary License to allow a neighbourhood pub with an indoor occupant load of 160 and an outdoor occupant load of 40 (20 on each patio) with hours of operation of 11:00 a.m. to 12:00 a.m., Sunday through Thursday, and 11:00 a.m. to 1:00 a.m., Friday and Saturday.

The General Manager of Planning & Development submitted a report concerning an application for a New Liquor Primary License on property located at 19218 - 96 Avenue.

The applicant is proposing:

- a Liquor Primary License

in order to permit the development of a neighbourhood pub with an indoor occupant load of 160 persons and an outdoor occupant load of 40 persons (20 each on two patios) with the hours of operation of 11:00 a.m. to 12:00 a.m. Sunday through Thursday and 11:00 a.m. to 1:00 a.m. Friday and Saturday.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15388 - 24 Avenue.

The applicant is proposing:

- a rezoning from C-8 to CD

in order to permit the development of a stand-alone liquor licensee retail store.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council receive correspondence
 provided on table from the applicant requesting that Application No. 905-0398-00
 be postponed.

RES.R06-919

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Application No. 7905-0398-00 be
 deferred to the May 8, 2006 Regular Council Land Use meeting.

RES.R06-920

Carried

SURREY CITY CENTRE/WHALLEY

7. 7906-0047-00

10239 Grace Road

Pacific Land Resource Group/Pacific Link Industrial Park

Rezoning

Rezone from A-1 (By-law No. 5942) to IL-1 (By-law No. 12000) to facilitate future industrial development in South Westminster.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 10239 Grace Road .

The applicant is proposing:

- a rezoning from A-1 (By-law No. 5942) to IL-1 (By-law No. 12000)

in order to facilitate future industrial development in South Westminster.

The Acting 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 Villeneuve
That:

1. a By-law be introduced to rezone the property from "Agricultural Zone One (A-1)" (By-law No. 5942) to "Light Impact Industrial 1 Zone (IL-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct the Realty Services Division to proceed with the closure of Robson Road.
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 for the proposed frontage road, to the satisfaction of the Approving Officer;
 - (c) input from the Gateway Program;
 - (d) confirmation from the Department of Fisheries and Oceans (DFO) of the reduced setback area from the centre line of Robson Creek, if acceptable, registration of a Section 219 Restrictive Covenant to protect Scott Creek; and
 - (e) closure and acquisition by the applicant of the unopened Robson Road right-of-way.

RES.R06-921 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16004" pass its first reading.

RES.R06-922 Carried

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

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) registration of a Section 219 Restrictive Covenant on proposed Lot C to prohibit construction until it is consolidated and developed with the adjoining properties on 115B Avenue;
 - (d) registration of a Section 219 Restrictive Covenant on all three proposed lots to specifically ensure that lot coverage of the buildings and structures amounts to a minimum of 25% of the lot area and the combined truck parking and outside storage area does not exceed 35% of the lot area;
 - (e) registration of a Section 219 Restrictive Covenant on all three proposed lots with respect to minimum floodproofing elevations; and
 - (f) completion of the road closure for portions of 114A Avenue, 115 Avenue and 115A Avenue.

RES.R06-925

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16005" pass its first reading.

RES.R06-926

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. 16005" pass its second reading.

RES.R06-927

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. 16005" be held at the
 City Hall on May 8, 2006, at 7:00 p.m.

RES.R06-928

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

9. **7905-0264-00**
7055 - 180 Street
Cam Gair, Solo Project Management Ltd./Cameron and Christina Gair and
Long Godfrey Realty Ltd.
 NCP Amendment/Rezoning
NCP Amendment to Small Lots. Rezone from RA to RF-12 and RF-9 in order to
create approximately 8 small single family lots.

The General Manager of Planning & Development submitted a report concerning
 an applications for rezoning and to amend the Neighbourhood Concept Plan on
 property located at 7055 - 180 Street.

The applicant is proposing:

- an NCP amendment from Single Family Residential to Small Lots; and
- a rezoning from RA to RF-12 and RF-9

in order to allow subdivision into approximately 8 small single family lots.

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

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

1. A By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block A on attached Survey Plan) and "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) (Block B on attached Survey Plan) and a date be set for Public Hearing (Appendix I).
2. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

3. Council pass a resolution to amend North Cloverdale West Neighbourhood Concept Plan to redesignate the land from Single Family Residential to Small Lots when the project is considered for final adoption.

RES.R06-929

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16006" pass its first reading.

RES.R06-930

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. 16006" pass its second reading.

RES.R06-931

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. 16006" be held at the
 City Hall on May 8, 2006, at 7:00 p.m.

RES.R06-932

Carried**NEWTON****10. 7906-0062-00****14112 Trites Road****Iqbal Singh Dhaliwal/Hardev Singh Grewal**

Development Variance Permit

*DVP to increase the maximum building height from 9.0 m to 10.3 m to
 accommodate a new single family dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14112 Trites Road.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
- Part 14 Section G. Height of Buildings is varied from a maximum of 9.0 metres (30 ft.) to 10.3 metres (33.8 ft.)

in order to permit construction of a single family dwelling.

The applicant was not in attendance to address Application 7906-0062-00.

It was Moved by Councillor Hunt
Seconded by Councillor Bose
That Application 7906-0062-00 be heard at
the end of the Regular Council Land Use meeting.
RES.R06-933 Carried

- 11. 7906-0041-00**
6212 - 146 Street
Dwight Heintz (McElhanney Consulting Services Ltd.)
Leo John Henry Kernel & Darlene Lorraine Kernel
Rezoning
Rezone from RA to RF-12 to allow subdivision into 7 single family small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6212 - 146 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into 7 single family residential small lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 7 until it is consolidated and resubdivided with the adjacent property to the north (6240 - 146 Street).

RES.R06-934 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16007" pass its first reading.

RES.R06-935 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. 16007" pass its second reading.

RES.R06-936 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. 16007" be held at the
 City Hall on May 8, 2006, at 7:00 p.m.

RES.R06-937

Carried

- 12. 7905-0368-00**
6212 and 6250 - 142 Street
Dwight Heintz, McElhanney Consulting Services Ltd./Gurbax Gurcha;
Narinder Garcha and Narinder Kaur Garcha
 Rezoning/Development Variance Permit
Rezone from RA to RF-12 and RF-9C to allow subdivision into approximately
51 single family small lots. DVP to permit front driveway access on lots fronting
62A Avenue.

The General Manager of Planning & Development submitted a report concerning
 an applications for rezoning and a Development Variance Permit on properties
 located at 6212 and 6250 - 142 Street.

The applicant is proposing:

- a rezoning from RA to RF-12 and RF-9C; and
- a Development Variance Permit to vary the following by-law regulation:
 - to vary the off-street parking requirements of the RF-12 Zone to
 permit front driveway access on lots fronting
 62A Avenue(Lots 25 36)

in order to allow subdivision into approximately 51 single family small lots.

The Acting 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 portion of property defined as Block
 "B" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to
 "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and
 the portion of property defined as Block "A" from "One-Acre Residential
 Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach
 House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public
 Hearing (Appendix XIII).
2. Council approve Development Variance Permit No. 7905-0368-00,
 (Appendix XI) varying the following, to proceed to Public Notification:

- (a) to vary the off-street parking requirements of the RF-12 Zone to permit front driveway access on lots with lane access (Lots 25 - 36).
3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of Section 219 Restrictive Covenants for "no build" on portions of proposed Lots 1 and 11 until future consolidation with the adjacent property (6260 - 142 Street); and
 - (e) registration of a Section 219 Restrictive for "no-build" on proposed Lot 15 to accommodate a temporary servicing right-of-way if deemed necessary by the City's Engineering Department.

RES.R06-938

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16008" pass its first reading.

RES.R06-939

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. 16008" pass its second reading.

RES.R06-940

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. 16008" be held at the
 City Hall on May 8, 2006, at 7:00 p.m.

RES.R06-941

Carried

- 13. 7905-0218-00**
5857 and 5885 - 152 Street
Maciej Dembek, Barnett Dembek Architects Inc./Phoenix Construction
Systems Ltd., Inc. No. 0589966
 NCP amendment/Rezoning/Development Permit
NCP Amendment from Townhouse 15 upa max. to Townhouses 25 upa max.
Rezone from RA to CD. Development Permit to allow the development of a
35-unit townhouse complex.

The General Manager of Planning & Development submitted a report concerning applications for rezoning, a Development Permit and to amend the Neighbourhood Concept Plan on properties located at 5857 and 5885 - 152 Street.

The applicant is proposing:

- an NCP amendment from "Townhouses 15 upa max" to "Townhouses 25 upa max";
- a rezoning from RA to CD; and
- a Development Permit;

in order to permit the development of a 35-unit townhouse complex.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "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 105 square metres (1,130.2 sq. ft.) to 58.1 square metres (625 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7905-0218-00 in accordance with the attached drawings (Appendix III).

4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of lot consolidation (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) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a right-of-access easement with a Section 219 Restrictive Covenant on a portion of 5885 and 5857 - 152 Street to allow access with and without vehicles, including construction to the adjacent property (15108 and 15098 - 59 Avenue);
 - (f) the applicant adequately addresses the impact of indoor amenity space shortfall.

5. Council pass a resolution to amend South Newton NCP to redesignate the land from "Townhouses 15 upa max" to "Townhouses 25 upa max" when the project is considered for final adoption.

RES.R06-942

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16009" pass its first reading.

RES.R06-943

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. 16009" pass its second reading.

RES.R06-944

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. 16009" be held at the
 City Hall on May 8, 2006, at 7:00 p.m.

RES.R06-945

Carried**14. 7901-0337-01****14474 - 72 Avenue****Maciej Dembek, c/o Barnett Dembek Architects/The Pentecostal Assemblies of Canada**

Development Variance Permit

DVP to permit stairs, access ramp and guardrail within the front yard; vary the side (west) yard setback and height for the existing dwelling, and the required landscaping strip along the east property line, to permit the development of a 250 seat church.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14474 - 72 Avenue.

The applicant is proposing:

- A Development Variance Permit to vary the following Zoning By-law regulations:
- To vary the height of stairs encroaching on a required setback from a maximum of three (3) risers to a maximum of eight (8) risers;
- To vary the height of a structure permitted to encroach into the front yard from a maximum of 0.6 metres (2 ft.) to a maximum of 1.2 metres (4 ft.) for an access ramp, and an additional 1.1 metre (3.7 ft.) for a guardrail;
- To reduce the minimum side (west) yard setback from 7.6 metres (25 ft.) to 5.6 metres (18 ft.) to accommodate the siting of the existing dwelling;
- To vary the maximum height of accessory buildings and structures of the PA-1 Zone for the existing house, from 4 metres (13 ft.) to an absolute height of 6.7 metres (22 ft.); and
- To reduce the minimum width of the required landscaping strip of the PA-1 Zone, along the east property line, from 3 metres (10 ft.) to a minimum of 0.9 metres (3 ft.).

in order to permit the development of a 250 seat church.

The Acting 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. 7901-0337-01 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) increase the allowable height of stairs permitted to encroach into the setback area from a maximum of three (3) risers to a maximum of eight (8) risers;
 - (b) increase the height of a structure permitted to encroach into the front yard setback area from a maximum of 0.6 metres (2 ft.) to a maximum of 1.2 metres (4 ft.) for an access ramp, and an additional 1.1 metres (3.7 ft.) for a guardrail;
 - (c) reduce the minimum side (west) yard setback from 7.6 metres (25 ft.) to 5.6 metres (18 ft.) to allow the siting of the existing house;
 - (d) to increase the allowable height of accessory buildings and structures from 4 metres (13 ft.) to an absolute maximum height of 6.7 metres (22 ft.) to allow for the height of the existing house; and
 - (e) to reduce the minimum width of the required landscaping strip of the PA-1 Zone, along the east property line, from 3 metres (10 ft.) to a minimum of 0.9 metres (3 ft.).

RES.R06-946

Carried

SURREY CITY CENTRE/WHALLEY

15. **7905-0292-00**
10826 - 146 Street
Roger Jawanda, CitiWest Consulting Ltd./Amy and Clayton Wang
Rezoning
Rezoned from RF to RF-9 to subdivide into approximately 4 small single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 10826 - 146 Street.

The applicant is proposing:

- a rezoning from RF to RF-9

in order to allow subdivision into approximately 4 small single family residential lots.

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

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

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R06-947 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16010" pass its first reading.

RES.R06-948 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. 16010" pass its second reading.

RES.R06-949 Carried

It was then
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16010" be held at the City Hall on May 8, 2006, at 7:00 p.m.

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

RES.R06-950

C. CORPORATE REPORTS

1. The following Corporate Report to be considered:

ENGINEERING /PLANNING & DEVELOPMENT

Item No. L005 Proposed Land Use & Servicing Amendments to the Douglas Neighbourhood Concept Plan (NCP)
File: 7904-0411-00-

The General Manager Engineering and the Acting General Manager of Planning & Development submitted a report for the purpose of:

- Informing Council about in-stream development applications and proposed land use and servicing amendments to the Douglas Neighbourhood Concept Plan (NCP); and
- Informing Council of the additional servicing studies currently underway to support the proposed amendments to the Douglas NCP and expedited timeline for completion.

The General Manager, Engineering and the Acting General Manager of Planning & Development were recommending that the report be received for information.

It was
That Council:

Moved by Councillor Hunt
Seconded by Councillor Higginbotham

1. Receive this report as information; and
2. Provide a copy of this report to the applicants.

RES.R06-951

Carried

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

- 1. **Mike McLennan**
File: 6630-01; 0550-20-10

Mike McLennan was in attendance regarding the development adjacent to 5347 - 186A Street.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That correspondence submitted by Mr. and
 Mrs. Wiens as provided by Mike McLennan be received by Council.

RES.R06-952

Carried

Mike McLennan provided the following comments:

- He has concerns regarding the communication process and accountability of decision makers.
- He discussed correspondence submitted relative to the south and south eastern portions of the development.
- He requested Council consider information submitted by Myrtle Kaye in order to reduce the biasing effect and to increase accountability.
- There have been no alternatives provided by the developer regarding sightlines.
- They are providing Council with options and information that will help them move toward a desired state of affairs.
- Residents are not against development, but modifying building height would only affect a small portion of the land.
- The volume of warehousing impact would be lessened.
- Modifying building heights adjacent to residential areas is a very reasonable request.

- 2. **Doreen Mortensen, President**
Surrey Manufactured Home Owners Association
File: 7905-0405-0550-20-10

Doreen Mortensen, President, Surrey Manufactured Home Owners Association was in attendance regarding the rezoning and redevelopment of the Seacrest Manufactured Home Park located at 864 - 160 Street and the impact on current members and lack of adequate compensation offered to them.

Doreen Mortensen provided the following comments:

- The Surrey Manufactured Home Owners Association wish to advise that they have concerns relative to the displacement of residents of the Seacrest Manufactured Home Park with respect to the proposed rezoning and development.

- They are petitioning Council to create a by-law to correct the inequality in the present Province of B.C. Manufactured Home Park Tenancy Act.
- The property owner / developer has not proposed adequate compensation for manufactured home and trailer owners in their proposal to use the land for purposes other than a manufactured home park.
- There has been an increase in population growth in Surrey and a subsequent demand for housing.
- Development has pushed the price of new homes from 50% to 60% from the base year of 2002 when the Manufactured Home Act was first instituted.
- Older site built homes and manufactured homes have also seen a parallel increase in price.
- Manufactured homes have been a part of the accommodation scene in Surrey for many years.
- By economic necessity, many people reside in manufactured homes, which provides comfortable, affordable shelter for a broad range of people who may not be able to afford conventional housing.
- Many manufactured home parks allow small pets that owners would not be able to enjoy in most rental situations.
- Manufactured homes provide residents with the same sense of safety and freedom that conventional homeowners enjoy.
- Many residents are pensioners living within modest means; some living below the poverty line.
- Over the years, residents have built additions to the side of their homes, to Code, on concrete foundation or concrete blocks for such purposes as laundry rooms, sunrooms, or bedrooms to provide an enhanced living space.
- Residents have added extended living space by adding outdoor patios and gardens.
- Residents expect long term residency or tenancy and good monetary return on their investments.
- Section 40 to 42 of the B.C. Manufactured Home Park Tenancy Act does not adequately compensate the owner of a manufactured home who is given notice to vacate his / her rented lot where the park owner and / or developer intend the use the land for other uses than a manufactured home park in 2006.
- Add-ons are an integral part of their homes and the cost of removal would be prohibitive and result in damage to roofs and body of homes.
- There are a very limited number of manufactured home parks to move to and very few suites.
- The result of the proposal would be units that would not be sellable.
- Most manufactured homes are in the price range of \$55,000, but residents would not be able to sell more than cost of disposal.
- Present legislation protects many homes, but the Tenancy Act is inadequate in that it does not protect this group of people in our society.
- They pay taxes but there is not protection for them.
- Developers stand to gain huge windfalls and big increases in property taxes for municipalities.
- They are petitioning the provincial government to amend the Manufactured Home Act to give manufactured home owners some protection.

- They request fair treatment from the property owners; a request that is not too much to ask as they have provided their paycheques for many years.
- The Association requests Council to consider the formula as outlined in their submission as follows:
 - the park owners and / or developer would buy out the manufactured home owner at a rate and time set by an adjudicator. That the rate be based upon the current property tax assessment and the actual real estate value of the manufactured home.
 - Where a manufactured home can be successfully moved to an approved site, and that the move is acceptable to the involved tenant, all expenses connected to that move, including landscaping to a similar condition as before the move, including landscaping to a similar condition as before the move, should be paid by the park owner and /or the developer. A fee should be set for alternative housing until the relocated home is ready for occupancy and paid to the tenant in advance.
 - They ask that the rezoning of Seacrest and any other parks in Surrey be tabled until a satisfactory solution to all is found.

A representative of the Seacrest Residents Association was in attendance and provided the following comments:

- Their organization is newly formed as a direct result of the developer's approach.
- They have not yet met with City staff and would welcome the opportunity to do so.
- As members of the Manufactured Homeowners Association, they suggest looking at the USA methods of designating and protecting areas for manufactured home parks.
- Their major concern is that at the rate at which development is moving forward, in absence of due diligence, any issues of rezoning for development should be postponed.

The Mayor noted that staff would meet with the delegation and provide a report to Council.

3. Ronald B. Watson
Surrey Senior Activity Society
File: 4815-01; 0550-20-10

Ronald B. Watson, Surrey Senior Activity Society was in attendance regarding proposed development of a seniors housing facility, which may include assisting living, wellness and recreation, of the Bothwell property located at 96 Avenue and 168 Street.

Ronald Watson provided the following comments:

- The Surrey Senior Activity Society is proposing the construction of a seniors housing project at 96 Avenue and 168 Street, known as the Bothwell property.
- Members of the Board of Directors of the Surrey Senior Activity Society were also in attendance.
- Ronald Watson then introduced Mabel Bishop.

Mabel Bishop provided the following comments:

- There are many senior citizens in the Tynehead area who are interesting in having a seniors home in the region.
- The Society is a registered non-profit organization with 36 members, who meet regularly at Tynehead Hall.
- They are looking for land and support to build a Surrey Seniors Society home.
- It is known that the Bothwell family requested that their property be developed as a park or home for the aged.
- When the Bothwell family came to Surrey in the 1890's, they took up land between 96 Avenue to the north, 88 Avenue to the south, 172 Street to the east and 164 Street on the west, covering a considerable amount of land.
- The Bothwells donated land to the community for two schools, Tynehead Hall, a park, and the Tynehead Presbyterian Church.
- The Bothwell family also employed many people at their lumber mill located on 164 Street.

Ron Watson then provided the following comments:

- The main focus of the Surrey Senior Activity Society is to provide facilities for the elderly.
- They are seeking approval from Council to lease land for one dollar for 60 years plus, perhaps with an option to purchase land in the future.
- The land would require rezoning.
- If this land is not available, they request Council consider other suitable areas.
- Other suggested sites are properties to the west of Guildford library or 13.5 acres located at 70 Avenue and 138 Street.
- Their proposal would include assisting living facilities of approximately 100 units, upon approval from the City to lease the land.
- If the Society were provided approval, many funding options would then become available through B.C. Housing, the Ministry, B.C. Lottery Commission, Real Estate Foundation, Vancouver and Surrey Foundations.
- Depending on land approvals and size of the site, services could be expanded to include a 150-bed assisted living facility, a 200 bed multi level facility, child care centre, 220 bed hospice, a Wellness Centre, physio and recreational therapy, doctors offices, and holistic health promotion services for seniors.
- The cost of construction for an assisted living facility is \$168.00 per sq. ft. or \$13,000 per living unit.
- Many existing private assisted living facilities are out of reach for most seniors, with prices ranging from \$1500 to \$4000 per month.
- There is a need for non-profit assisted living in Surrey
- Most seniors' pensions are \$1,012 a month before taxes.

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTION

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15685"

7904-0258-00 - Sukhpaul Sandhu, Gurmilap Malhi, Baldev Nijjer, Hardip and Barseet Grewal, c/o H.Y. Engineering Ltd. (Richard Brooks)

RA (BL 12000) to RF-12 (BL 12000) - 9652 and 9674 - 160 Street - to allow subdivision into approximately 13 small single family lots.

Approved by Council: March 7, 2005

- * Planning & Development advise that (see memorandum dated April 5, 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 Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15685" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-953

Carried with Councillor Bose against.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15810"

7905-0041-00 - The John Volken Foundation, c/o Walter Francl Architect Inc. (Walter Francl)

RF and C-8 to CHI (BL 12000) - 6895 and 6911 King George Highway - to permit the development of a commercial building.

Approved by Council: July 25, 2005

Note: A Development Permit (7905-0041-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a) of this agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15810" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-954

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15856"

7905-0129-00 - SND Development Ltd., c/o SND Developments (Jasmail Sran)

RA to RF (BL 12000) - 6048 - 188 Street - to allow subdivision into
approximately six (6) single family lots.

Approved by Council: October 17, 2005

* At the November 7, 2005 Regular Council-Public Hearing meeting, Council requested staff provide a report on drainage and tree preservation concerns raised during the public hearing, prior to final adoption.

Planning & Development advise that (see memorandum dated April 20, 2006 in by-law backup) the applicant was requested to register a Section 219 Restrictive Covenant to restrict the siting of buildings on proposed Lot 5 in order to retain a mature tree. After further consideration, it has been determined that this Restrictive Covenant is no longer required. The subject tree will be retained and identified in the tree preservation plan attached to the Building Scheme.

* In addition, the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15856" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-955

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15817"

7904-0409-00 - 0707035 B.C. Ltd., c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

RA to RF-12 and RF-9 (BL 12000) - 3406 - 148 Street - to allow
subdivision into approximately 23 single family residential small lots.

Approved by Council: July 25, 2005

- * Planning & Development advise that (see memorandum dated April 19, 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 Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15817" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-956

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15818"

7904-0315-00 - Nada Kokan, c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

RA to RF-12 and RF-9 (BL 12000) - 3398 - 148 Street - to allow
subdivision into approximately 19 single family residential small lots.

Approved by Council: July 25, 2005

- * Planning & Development advise that (see memorandum dated April 19, 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.

- * Planning & Development advise (see memorandum dated April 7, 2006 in by-law backup) that it is now in order for Council to pass a resolution amending the East Newton South Neighbourhood Concept Plan to redesignate the site from Townhouse (max. 15 upa) to Institutional.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That Council pass a resolution amending the
 East Newton South Neighbourhood Concept Plan to redesignate the site from
 Townhouse (max. 15 upa) to Institutional.

RES.R06-959

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14988" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-960

Carried

- 8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15791"

7905-0027-00 - Four Square Gospel Church of Canada, c/o Ted Haddock,
 White Rock Four Square Gospel Church

RF (BL 12000) to CD (BL 12000) - 14615 - 16 Avenue - to allow for a
 church facility with a maximum of 150 seats.

Approved by Council: June 27, 2005

- * At the July 18, 2005 Regular Council meeting Council requested that staff work at providing some level of comfort addressing the issues raised at the Public Hearing. At the June 27, 2005 Regular Council-Public Hearing meeting, Council requested that staff fully review the access and parking concerns raised at the Public Hearing.

In response, Planning & Development advise that (see memorandum dated April 20, 2006 in by-law backup) the Engineering Department had requested that the applicant attempt to obtain joint access to 16 Avenue, with the property directly adjacent to the east. The applicant was not able to secure joint access and it was agreed that access to 16th Avenue would be closed. Access to the site is located along 146 Street which was determined to be acceptable.

The registration of a restricted covenant to restrict the conversion of parking in the garage to other uses is no longer necessary. Adequate parking is provided on the site and satisfies parking provisions outlined in By-law 12000.

- * In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the Semiahmoo Peninsula Local Area Plan to redesignate the site from Urban Residential to Assembly Hall.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Council pass a resolution amending the
Semiahmoo Peninsula Local Area Plan to redesignate the site from Urban
Residential to Assembly Hall.

RES.R06-961

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15791" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-962

Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 61
Amendment By-law, 2006, No. 15974"

7905-0308-00 - The Semiahmoo Foundation, c/o Ankenman Associates
Architects Inc. (Mark Ankenman)

To amend "Surrey Official Community Plan By-law, 1996, No. 12900", as amended, in Division A Schedule B. Temporary Use Permit Areas, under the heading "Temporary Commercial Use Permit Areas, by adding a new heading "Temporary Commercial Use Permit Area No. 13". This amendment will allow a temporary staff and overflow only parking lot for Semiahmoo House Society on property located at 2360 - 153 Street.

Approved by Council: March 6, 2006

Note: A Temporary Commercial Use Permit (7905-0308-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.2(a) of this agenda.

- * Planning & Development advise that (see memorandum dated April 24, 2006 in by-law backup) in response to the concerns of neighbours, the site plan has been altered slightly from the plan that was previously considered by Council. The proposed temporary parking lot at 2360 - 153 Street will access 153 Street directly and no cross access easement will be required with the applicant's site to the north, at 15306 - 24 Avenue. The applicant has worked with the neighbours on these changes and the applicant is willing to accommodate this alteration to the site plan and the arrangement is suitable to the Engineering Department.

The Acting 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 "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 61 Amendment By-law, 2006, No. 15974" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-963

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0041-00**
Walter Francl (Walter Francl Architect Inc.)/The John Volken Foundation, Inc. No. S-37543
6895 and 6911 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. 7905-0041-00 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. 15810 under Item H.2.

It was
Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Development Permit
No. 7905-0041-00 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.R06-964

Carried

2. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7905-0308-00**
The Semiahmoo Foundation
c/o Ankenman Associates Architects Inc. (Mark Ankenman)
 2360 - 153 Street

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

"That Temporary Commercial Use Permit No. 7905-0308-00 be issued to The Semiahmoo Foundation, to allow a temporary staff and overflow only parking lot for the Semiahmoo House Society for a period of two years, on the site more particularly described as The South Half of Lot 27, Section 14, Township 1, New Westminster District, Plan 8492, and that the Mayor and Clerk be authorized to sign the necessary documents."

Note: See By-law 15974 under Item H.9.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Temporary Commercial Use Permit No. 7905-0308-00 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.R06-965

Carried

J. OTHER BUSINESS

This item was deferred earlier in the meeting to enable the applicant an opportunity to speak.

NEWTON

10. **7906-0062-00**
14112 Trites Road
Iqbal Singh Dhaliwal/Hardev Singh Grewal
 Development Variance Permit
DVP to increase the maximum building height from 9.0 m to 10.3 m to accommodate a new single family dwelling.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14112 Trites Road.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
- Part 14 Section G. Height of Buildings is varied from a maximum of 9.0 metres (30 ft.) to 10.3 metres (33.8 ft.)

in order to permit construction of a single family dwelling.

Delegation

The applicant was in attendance and commented that the property is situated on a steep slope. He continued that the house was designed to be sited at a minimum frontage from the front and even though he tried to design a shallow house with 8 foot ceilings, when it is viewed from the street, the house would only be 8 feet higher than the road.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Council approve Development
Variance Permit No. 7906-0062-00 varying the following to proceed to Public
Notification:

- (a) to vary the maximum permitted building height in the RH Zone from 9.0 metres (30 ft.) to 10.3 metres (33.8 ft.).

RES.R06-966 Carried with Councillors Bose and
Villeneuve against.

Councillor Hunt requested staff provide a memo regarding the relationship between the proposed dwelling and the height and mid-point of Trites Road; the difference in elevation between the two; and reasons why the property would not use the new lot grade relating to the centre of the road for increased drainage.

K. ADJOURNMENT


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

RES.R06-967 Carried

The Regular Council- Land Use meeting adjourned at 5:37 p.m.

Certified Correct:


City Clerk


Mayor