



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MAY 29, 2006
Time: 4:37 p.m.

Present:

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

Absent:

Councillor Villeneuve

Councillors Entering Meeting as Indicated:

Staff Present:

Acting City Manager
City Clerk
Acting General Manager, Planning &
Development
General Manager, Engineering
Manager, Current Area Planning &
Development, North Division
Manager, Current Area Planning &
Development, South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. 7906-0058-00

15291 Fraser Highway

Klaus Ernig, Provincial Sign Systems/Raybelle Holdings Ltd.

Development Variance Permit

Development Variance Permit to increase the maximum number of fascia signs from 8 to 10 to permit the installation of 2 new small fascia signs at the existing Surrey Honda dealership.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15291 Fraser Highway.

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulation:
 - increase the maximum number of fascia signs from 8 to 10

in order to permit the installation of two new small fascia signs at the existing Surrey Honda dealership on Fraser Highway.

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. 7906-0058-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the maximum number of fascia signs from 8 to 10.

RES.R06-1181

CarriedNEWTON

2. **7906-0196-00**
8077 King George Highway and 13588 - 81 Avenue
Maciej Dembek, Barnett, Dembek Architects Inc./
Top Notch Developments Ltd.
Development Permit
Development Permit to allow three (3) free-standing signs for a mixed-use commercial/residential development.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 8077 King George Highway and 13588 - 81 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of three (3) free-standing signs for a mixed-use commercial/residential development.

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 Bose
That Council approve the attached
Development Permit No. 7906-0196-00 (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.R06-1182

Carried

SOUTH SURREY**3. 7906-0136-00****Portion of 3033 - 152 Street****Richard Coulter, Terrex Real Estate Group Inc./585656 B.C. Ltd.**

Development Permit/Development Variance Permit

Development Permit to permit the expansion and fascia improvement of a retail building (Canadian Tire) within a shopping centre; and Development Variance Permit to vary the number of fascia signs.

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located on a portion of 3033 - 152 Street.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - the number of fascia signs is increased from 1 to 12

in order to permit the expansion and redevelopment of a building façade (Canadian Tire) within a 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 Hunt
Seconded by Councillor Bose

That:

1. Council authorize staff to draft Development Permit No. 7906-0136-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0136-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) number of fascia signs per premise in commercial/industrial zones from 1 to 12.

RES.R06-1183

Carried

SURREY CITY CENTRE/WHALLEY**4. 7905-0248-00****10145 King George Highway****David Mah/Glen Developments Ltd.**

Development Permit

Development Permit to permit the construction of a patio.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 10145 King George Highway.

The applicant is proposing:

- a Development Permit

in order to permit the development of an outdoor patio.

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 Hepner

That Council approve the attached

Development Permit No. 7905-0248-00 (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.R06-1184

Carried

Councillor Bose left the meeting at 4:38 p.m. due to a potential conflict of interest as his family has property holdings in the area.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

5. 7905-0372-00

16469 - 60 Avenue, 6038 - 164 Street and 16433 - 60 Avenue

Carson Nottle/Rockwell Ventures Ltd., Inc. No. 0665457

Rezoning/Development Permit

Rezone from RA to CD and Development Permit to permit the development of 52 townhouse units.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 16469 - 60 Avenue, 6038 - 164 Street, and 16433 - 60 Avenue.

The applicant is proposing:

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

in order to permit a development consisting of 52 townhouse units.

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 Hepner
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 authorize staff to draft Development Permit No. 7905-0372-00 generally in accordance with the attached drawings (Appendix III).
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (f) the applicant adequately address the impact of no indoor amenity space;
 - (g) resolution of minor building design and landscaping issues to the satisfaction of the City Architect and City Landscape Architect; and

- (h) removal of all existing buildings and structures to the satisfaction of the Building Division.

RES.R06-1185

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16021" pass its first reading.

RES.R06-1186

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. 16021" pass its second reading.

RES.R06-1187

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. 16021" be held at the
 City Hall on June 12, 2006 at 7:00 p.m.

RES.R06-1188

Carried

Councillor Bose returned to the meeting at 4:40 p.m.

- 6. 7905-0159-00**
17510, 17526 and 17542 - 59 Avenue
John Castell, Douglas R. Johnson Architect Ltd./Cloverdale Senior Citizens
Housing Society
 Rezoning/Development Permit
Rezone from RF to CD. Development Permit to allow the construction of a
4-storey, 72-unit apartment building for seniors in the Cloverdale Town Centre.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 17510, 17526 and 17542 - 59 Avenue.

The applicant is proposing:

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

in order to allow the construction of a four-storey, 72-unit seniors' apartment building in the Cloverdale Town 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 Hunt
Seconded by Councillor Steele
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 (Appendix III).
2. Council authorize staff to draft Development Permit No. 7905-0159-00 in accordance with the attached drawings (Appendix IV).
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 consolidation plan to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant enter into a Housing Agreement with the City to ensure that only individuals 65 years of age or older will live in the proposed building; and
 - (f) demolition of existing buildings to the satisfaction of the Building Division.

RES.R06-1189 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16022" pass its first reading.

RES.R06-1190 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. 16022" pass its second reading.
 RES.R06-1191 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. 16022" be held at the
 City Hall on June 12, 2006, at 7:00 p.m.
 RES.R06-1192 Carried

FLEETWOOD/GUILDFORD

7. **7905-0325-00**
8717 - 160 Street
Don Andrew, Creekside Architects/0713095 BC Ltd., Inc. No. 0713095
 Rezoning/Development Permit
Rezone from RF to CD. Development Permit to permit a 4-storey, 57-unit apartment building.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 8717 - 160 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, 57-unit apartment building.

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 Bose
 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 171 square metres (1,840 sq. ft.) to 90.4 square metres (973 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7905-0325-00 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 revised architectural drawings 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 Landscape Architect;
 - (d) submission of a landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) the applicant adequately address the impact of reduced indoor amenity space.

RES.R06-1193

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16023" pass its first reading.

RES.R06-1194

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16023" pass its second reading.

RES.R06-1195

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16023" be held at the
 City Hall on June 12, 2006, at 7:00 p.m.

RES.R06-1196

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON

8. 7904-0419-00

19041 - 54 Avenue

Krahn Engineering/Cloverdale Pacific Properties Ltd.

Development Permit/Development Variance Permit

*Development Permit to allow the construction of 3 industrial buildings.**Development Variance Permit to relax the west side yard setback.*

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 19041 - 54 Avenue.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum west side yard setback of the IL Zone for Building 1 from 7.5 metres (25 ft.) or 0.0 metre to 1.32 metres (4.3 ft.)

in order to allow the construction of 3 industrial buildings.

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 Bose
Seconded by Councillor Hunt
That:

1. Council authorize staff to draft Development Permit No. 7904-0419-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7904-0419-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the Light Impact Industrial Zone for Building 1 from 7.5 metres (25 ft.) or 0.0 metre to 1.32 metres (4.3 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and

- (b) submission of a landscaping cost estimate and landscaping plan to the specifications and satisfaction of the City Landscape Architect.

RES.R06-1197

Carried**SOUTH SURREY****9. 7905-0398-00****15388 - 24 Avenue****Ralph Berezan/Peninsula Business Centre Ltd., Inc. No. 677386**

Liquor Primary License Relocation

Relocation of Liquor Primary License from 15355 - 24 Avenue to the subject site.

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

The applicant is proposing:

- relocation of a liquor primary license from 15355 - 24 Avenue to the subject site

in order to permit the development of a neighbourhood pub with an attached liquor store.

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 Steele

Seconded by Councillor Higginbotham

That:

1. a date for Public Hearing be set to solicit opinions from area residents regarding the proposed liquor primary license (neighbourhood pub) relocation.
2. Council authorize staff to prepare a resolution for Council's consideration after the Public Hearing. This resolution will indicate whether Council, after due consideration of the results of the Public Hearing, is in favour of the liquor primary license (neighbourhood pub) relocation, and if so, recommend to the Liquor Control & Licensing Branch (LCLB) any specific licensing conditions suggested by Council.

RES.R06-1198

Carried with Councillor Hunt against.

It was then

Moved by Councillor Higginbotham
Seconded by Councillor Martin
That the Public Hearing on Liquor Primary
License Relocation Application No. 7905-0398-00 be held at the City Hall on

June 12, 2006, at 7:00 p.m.

RES.R06-1199

Carried with Councillor Hunt against.

SURREY CITY CENTRE/WHALLEY

10. 7906-0113-00

10035 King George Highway

Barry Weih, Wensley Architecture/Surrey City Centre Mall Ltd.

Development Permit/Development Variance Permit

Development Permit to permit recladding of exterior of the former Sears store.

Development Variance Permit to waive sections of the Sign By-law.

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10035 King George Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following regulations of Surrey Sign By-law, 1999, No. 13656:
 - waiving the restriction on third party advertising;
 - increasing the size of directional signs from 0.4 square metres (4 sq.ft.) to 2.6 square metres (28 sq.ft.);
 - eliminating the restriction on the number of fascia signs;
 - permitting up to 250 square metres (2,700 sq.ft.) of fascia signage on the lot;
 - increasing the distance fascia signs can project from the face of the building from 0.5 metre (1.6 ft.) to 1.0 metre (3 ft.); and
 - increasing the vertical dimension of a canopy sign from 1.0 metres (3.3 ft.) to 1.8 metres (6 ft.)

in order to permit the recladding of the former Sears store and to permit the installation of fascia signage.

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 authorize staff to draft Development Permit No. 7906-0113-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0113-00, (Appendix IV) varying the following sections of Surrey Sign By-law, 1999, No. 13656 to proceed to Public Notification:
 - (a) Section 6(11) is waived to permit third party advertising without restrictions;
 - (b) Section 7 (16) is waived to increase the maximum size of directional signs from 0.4 square metre (4 sq. ft.) to 2.6 square metres (28 sq. ft.);
 - (c) Section 27.2 (a) is waived to eliminate any restriction on the number of fascia signs;
 - (d) Section 27.2 (b) is waived to permit up to 250 square metres (2,700 sq. ft.) of fascia signage on the lot;
 - (e) Section 27.2 (f) is waived to increase the distance fascia signs can project from the face of the building from 0.5 metre (1.6 ft.) to 1.0 metre (3 ft.); and
 - (f) Section 27.10 (i) is waived to increase the vertical dimension of a canopy sign from 1.0 metres (3.3 ft.) to 1.8 metres (6 ft.).

RES.R06-1200

Carried

- 11. 7906-0083-00**
10458 - 137 Street
Trevor Jones/Shu Jiun Dong and Xiao Fei Huang
Liquor License Amendment - Change of Hours
Liquor primary license amendment to extend hours of liquor service.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Liquor License Amendment on property located at 10458 - 137 Street.

The applicant is proposing:

- liquor license amendment application

in order to extend the hours of liquor service for an existing liquor primary establishment, T-Barz Exotic Adventure Room.

The Acting General Manager, Planning & Development was recommending that the application be denied.

Trevor Jones was in attendance and discussed his reasons for requesting approval of the application. Mr. Jones pointed out that they have had a temporary extension to their hours since October, 2005 and haven't had any negative response from the RCMP or residents in the area. He went on to comment that the extension of hours increases their revenue and they have invested \$200,000 over four years in renovations to the building. Mr. Jones further advised that if the hours are approved, they will be installing a kitchen to provide food services.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Application 7906-0083-00 to extend
 the hours to allow liquor service from 4:00 p.m. to 2:00 a.m. seven days a week
 be denied.

RES.R06-1201

Carried

- 12. 7905-0375-00**
12327 Industrial Road
George Amisano, 380952 BC Ltd./380952 BC Ltd.
 OCP Amendment/Temporary Industrial Use Permit
An OCP Amendment to declare the site a Temporary Industrial Use Permit Area and a Temporary Industrial Use Permit to allow an office trailer and the storage of equipment and vehicles.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Industrial Use Permit application on property located at 12327 Industrial Road.

The applicant is proposing:

- an OCP amendment to declare the site a Temporary Industrial Use Permit Area; and
- a Temporary Industrial Use Permit

in order to allow a temporary office and storage yard for a period not to exceed two years.

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 Gill
That:

1. a By-law be introduced to declare the property a Temporary Industrial Use Area and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7905-0375-00 (Appendix V) to proceed to Public Notification.
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) issuance of a temporary trailer permit to allow the trailer to be placed on the property;
 - (c) submission of a sufficient security to ensure the use is discontinued after the expiry of the Temporary Industrial Use Permit; and
 - (d) input from the Gateway Program.

RES.R06-1202 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 63 Amendment By-law 2006, No. 16024"
pass its first reading.

RES.R06-1203 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 63 Amendment By-law 2006, No. 16024"
pass its second reading.

RES.R06-1204 Carried

It was then
 Moved by Councillor Bose
 Seconded by Councillor Higginbotham
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 63 Amendment By-law
 2006, No. 16024" be held at the City Hall on June 12, 2006, at 7:00 p.m.
 RES.R06-1205 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

13. **7905-0370-00**
15017 - 60 Avenue
Maciej Dembek, Barnett Dembek Architects/Marie Christina Trott
 Rezoning/Development Permit
*Rezone from RA to CD. Development Permit to permit the development of 18
 townhouse units.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 15017 - 60 Avenue.

The applicant is proposing:

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

in order to permit the development of 18 townhouse units.

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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0370-00 in accordance with the attached drawings (Appendix III).

4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (e) the applicant adequately address the impact of no indoor amenity space.

RES.R06-1206

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16025" pass its first reading.

RES.R06-1207

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16025" pass its second reading.

RES.R06-1208

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16025" be held at the
 City Hall on June 12, 2006, at 7:00 p.m.

RES.R06-1209

Carried

14. **7905-0355-00**
5926 - 144 Street
Roger Jawanda, CitiWest Consulting Ltd./Usman Ali Khan, Saima Noreen
Khan, Ravinder Singh Bhullar and Navkiran Bhullar, Kulvinder Singh and
Surinder Jit Bhullar
 Rezoning/NCP Amendment

NCP amendment to redesignate a portion of the site from Single Family Residential to Single Family Residential Flex 6 to 14.5. Rezone a portion of the site from RM-D to RF-12 to allow subdivision into 4 single family small lots and 1 remainder duplex lot.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and an NCP amendment application on property located at 5926 - 144 Street.

The applicant is proposing:

- an NCP amendment from Single Family Residential to Single Family Residential Flex 6 to 14.5 for a portion of the site; and
- a rezoning from RM-D to RF-12 for a portion of the site

in order to allow subdivision into 4 single family small lots and 1 remainder duplex lot.

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 Hepner
That:

1. a By-law be introduced to rezone the portion of the property defined as "Area A" on the plan attached as Appendix XIII from "Duplex Residential Zone (RM-D)" (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) endorsement by the Department of Fisheries & Oceans regarding water course preservation; and
 - (d) 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 the South Newton NCP to redesignate the portion of the land east of the watercourse as shown in Appendix XII

from Single Family Residential to Single Family Residential Flex 6 to 14.5 when the project is considered for final adoption.

RES.R06-1210

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16026" pass its first reading.

RES.R06-1211

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16026" pass its second reading.

RES.R06-1212

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16026" be held at the
City Hall on June 12, 2006, at 7:00 p.m.

RES.R06-1213

Carried**SOUTH SURREY****15. 7906-0032-00**

**2636 and 2646 King George Highway; 2707 and 2709 Parkway Drive;
2681 and 2683 Parkway Drive and Portion of King George Highway
Keystone Architecture & Planning Ltd./Lorne Wayne MacDonald and
Johanne Mary MacDonald, Randeep Chatha and Pardeep Chatha; Caroline
Scott; Marta Gizella Paszner, Gizella Thereza Pap**

Rezoning/Development Permit

*Rezone from RF and RM-D to RM-30 and Development Permit to permit the
construction of a 53-unit townhouse development.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 2636 and 2646 King George Highway; 2707 and 2709 Parkway Drive; 2683 Parkway Drive and Portion of King George Highway .

The applicant is proposing:

- a rezoning from RF and RM-D to RM-30; and
- a Development Permit

in order to permit the development of a 53-unit townhouse development.

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 Martin

That:

1. a By-law be introduced to rezone the property and portion of King George Highway from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0032-00 in accordance with the attached drawings (Appendix VII).
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 including the discharge of the reciprocal access easement;
 - (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) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) completion of purchase of a portion of King George Highway road allowance; and
 - (f) discharge of the reciprocal access easement with the property to the north.

RES.R06-1214

Carried

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 Martin

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 255 square metres (2,745 sq. ft.) to 133 square metres (1,430 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7905-0363-00 generally in accordance with attached drawings.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of revised architectural plans to the satisfaction of the City Architect;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (f) the applicant adequately address the impact of reduced indoor amenity space.

RES.R06-1218

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16028" pass its first reading.
RES.R06-1219 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16028" pass its second reading.
RES.R06-1220 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16028" be held at the
City Hall on June 12, 2006, at 7:00 p.m.
RES.R06-1221 Carried

SOIL DEPOSITION

SOUTH SURREY

17. **1589-17600**

1589 - 176 Street

684494 B.C. Ltd. (Debbie Hamilton)/533345 B.C. Ltd.

ALR Application for Non-Farm Use/Soil Deposition Permits

*ALR application for non-farm use and Soil Deposition Permits to deposit approx.
50,000 cu. m. of soil for improvement of farmland capability and construction of
an internal driveway*

The Acting General Manager of Planning & Development submitted a report concerning an ALR Application for Non-Farm Use, and a Soil Deposition Permit application on property located at 1589 176 Street.

The applicant is proposing deposition of a total of approximately 50,000 cubic metres of soil on the subject property within the Agricultural Land Reserve (ALR) to:

- construct an internal driveway with accesses from 176 Street and 16 Avenue; and
- fill and level the entire property to be at about the same level as 16 Avenue and 176 Street

in order to prepare the east portion of the site for future dwelling and farm buildings and the west portion of the site for garlic growing.

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

Ms. Debbie Hamilton of 800 – 1285 West Broadway, Vancouver, BC was present and provided the following comments:

- Application was to be heard on March 31 the application was stalled and is only now coming before Council.
- A soil permit was provided to allow construction of the driveway and now there is a verbal stop work order.
- We have paid \$14,000 for a geologist report and provided a lot of information to the City.
- Currently there is a shared driveway with the neighbour and our intent is to have an L-shape driveway that segregate a corner of the property.
- The soil fill is not construction fill however we do not have a report available on the soil fill.

It was

Moved by Councillor Hepner
Seconded by Councillor Martin
That Council resolve not to authorize the

forwarding of the application for soil deposition in ALR as proposed at
1589 - 176 Street to the Agricultural Land Commission (ALC).

RES.R06-1222

Carried

C. CORPORATE REPORTS

1. The following Corporate Report to be considered:

Item No. L006 Proposed RF-O Development at 12626 - 15 Avenue -
Application No. 7904-0432-00
File: 7904-0432-00

The Acting General Manager of Planning & Development submitted a report to advise Council of the results of additional community consultation undertaken by the applicant and City staff, regarding the property at 12626 - 15 Avenue (Application No. 7904-0432-00), which has occurred since the Public Hearing of January 30, 2006, and to recommend a course of action for Council's consideration.

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 Council:

1. Receive this report as information;
2. Consider granting third reading to Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15854;
3. Authorize the Clerk to proceed with public notification for the revised Development Variance Permit No. 7904-0432-00 (Appendix "C"); and
4. Require, in addition to the conditions prescribed in Planning Report No. 7904-0432-00, the applicant to register a Restrictive Covenant on the title to the property that requires that any application for any future proposed development (including a pool) on the lot, will be subject to a geotechnical study and related report that takes into account, among other things, the *Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC*, to demonstrate that the site may be used safely for the proposed development.

RES.R06-1223

Carried

Note: See By-law 15854 under item H.11.

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

1. **Chiku Verma**
File: 7905-0329-00; 0550-20-10

Mr. Chiku Verma of 5355 – 186A Street, was in attendance regarding a building permit for proposed development at 184 Street and 53 Avenue. Following are the comments made during his presentation:

- There are guidelines that state how an industrial development should interface with residential neighbours.
- Many residents purchased their homes in this neighbourhood based on the enforcement of the guidelines.
- The residential line of sight will be affected by the development of the industrial buildings.
- We would like the industrial building reduced from 26'9" to 20" in the portion of the building that will be affecting the residential houses.
- We have resided in the neighbourhood for four years.

- We would like to request that the building permit be limited until such time that the issues of the residents are resolved.

Staff advised that a Corporate Report is being prepared in response to a previous delegation and further that the Corporate Report will incorporate the concerns raised by Mr. Verma.

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15483"

7904-0050-00 - Fraser North Developments (Manhattan Skye) Ltd.,
c/o Fraser North Developments (James Redekop)

RA (BL 12000) to RM-30 (BL 12000) - 6673, 6685, and 6711 - 196 Street
- to allow construction of approximately 120 townhouse units.

Approved by Council: September 7, 2004

Note: A Development Permit (7904-0050-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15483" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1224

Carried with Councillor Bose against.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15594"

7904-0296-00 - Karamjit and Surinder Josan, c/o Karamjit Josan

RF (BL 12000) to RF-12 (BL 12000) - 6693 - 130 Street - to allow
subdivision into 2 single family residential lots.

Approved by Council: November 29, 2004

- * Planning & Development advise that (see memorandum dated May 17, 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 December 13, 2004 Regular Council-Land Use meeting, Council passed the following resolution:

"That staff provide a report regarding the developer's contributions of amenity money to the park system."

Planning & Development advise that in response to the concerns regarding the impact of this development on the neighbouring park system, the applicant had volunteered a 5% cash-in-lieu contribution for parkland acquisition, in addition to a monetary contribution of approximately \$3,000 for parks amenities.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15594" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1225

Carried with Councillor Bose against.

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 126 Amendment By-law, 2005, No. 15866"

7905-0150-00 - Mosaic Clayton West Holdings Ltd., c/o Cameron Thorn,
Mosaic Avenue Properties

To authorize the redesignation of portions of the site located at
18969 - 72 Avenue from Suburban (SUB) to Urban (URB) and Multiple
Residential (RM).

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-law 15867.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 126 Amendment By-law, 2005, No. 15866" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R06-1226

Carried

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15867"

7905-0150-00 - Mosaic Clayton West Holdings Ltd., c/o Cameron Thorn, Mosaic Avenue Properties

RA to RM-30 and RF-9 (BL 12000) - 18969 - 72 Avenue - to permit the development of 97 townhouse units and subdivision to create a temporary "Single Family Residential (9) Zone (RF-9)" lot and "One-Acre Residential Zone (RA)" lot for future development.

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-law 15866.

Note: A Development Permit (7905-0150-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(d) of this agenda.

- * Planning & Development advise (see memorandum dated May 24, 2006 in by-law backup) that it is now in order for Council to pass a resolution amending the East Clayton NCP Extension - North of 72 Avenue to designate the north-east portion of the site to High Density (22-45 upa) and redesignate the most easterly edge of the site from Park/Open Space to High Density (22-45 upa).

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That Council amend the East Clayton NCP Extension - North of 72 Avenue to designate the north-east portion of the site to High Density (22-45 upa) and redesignate the most easterly edge from Park/Open Space to High Density (22-45 upa).

RES.R06-1227 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15867" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1228 Carried

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15569"

7904-0356-00 - Popular Group Investments Ltd., c/o Mainland Engineering Corporation (Avnash Banwait)

CD (BL 14125) to RF-9 (BL 12000) - Portion of 8033 King George Highway - to allow subdivision into 8 single family small lots with rear lane access, and a larger lot with an existing hotel.

Approved by Council: November 15, 2004

- * Planning & Development advise that (see memorandum dated May 24, 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.

This building scheme is revised to include the landscape plan in response to concerns about appropriate transition buffering to the hotel and the neighbouring lots.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15569" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1229

Carried with Councillor Bose against.

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15841"

7905-0251-00 - McIntosh Estates Ltd., Valsol Management Ltd.,
 Cresta Management Ltd., c/o BFW Development Ltd.
 (Andrew Simms)

RA to RH (BL 12000) - Portion of 12169 - 56 Avenue - to allow
 subdivision into 9 half-acre residential lots.

Approved by Council: September 19, 2005

- * Planning & Development advise that (see memorandum dated May 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.
- * In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the West Panorama Ridge Local Area Plan to redesignate the site from Suburban Residential (one acre) to Suburban Residential (half acre).

- RES.R06-1230
- It was Moved by Councillor Hunt
Seconded by Councillor Bose
That Council amend the West Panorama Ridge Local Area Plan to redesignate the site from Suburban Residential (one acre) to Suburban Residential (half acre).
Carried with Councillor Higginbotham against.
- RES.R06-1231
- It was Moved by Councillor Bose
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15841" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried with Councillor Higginbotham against.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15888"
7905-0229-00 - Leona Furlong, c/o Kewal Athwal

RA to RF (BL 12000) - 15955 - 80 Avenue - to allow subdivision into approximately five single family lots and to retain an existing single family dwelling.

Approved by Council: November 28, 2005

- * Planning & Development advise that (see memorandum dated May 25, 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.

- RES.R06-1232
- It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15888" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15995"
7905-0178-00 - Park Lane Ventures (Provincetown) Ltd., c/o Park Lane Ventures Ltd. (Mr. Dan Weins)

RF-12, RM-23 and RA to CD (BL12000) - Portion 7000 - 180 Street - to facilitate subdivision into approximately 100 small single family lots and

construction of approximately 30 row housing units and 20 manor houses for By-laws 15995 and 15996.

Approved by Council: April 10, 2006

This by-law is proceeding in conjunction with By-law 15996.

Note: A Development Permit (7905-0178-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(e) of this agenda.

- * Planning & Development advise that (see memorandum dated May 24, 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 Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15995" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1233

Carried

- 9 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15996"

7905-0178-00 - Park Lane Ventures (Provincetown) Ltd., c/o Park Lane Ventures Ltd. (Mr. Dan Weins)

RF-12 to RM-15 (BL 12000) - Portion of 7000 - 180 Street - to facilitate subdivision into approximately 100 small single family lots and construction of approximately 30 row housing units and 20 manor houses for By-laws 15995 and 15996.

Approved by Council: April 10, 2006

This by-law is proceeding in conjunction with By-law 15995.

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15996" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1234

Carried with Councillor Bose against.

MISCELLANEOUS

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15687"

7904-0328-00 - Harjinder Sekhon, Jagtar Gill, Darshan Gill, Amar Dhaliwal,
c/o H.Y. Engineering Ltd. (Richard Brooks)

RH (BL 12000) to RF and RF-12 (BL 12000) - 14768 - 68 Avenue - to
allow subdivision into 2 single family residential lots, and 3 single family
residential small lots.

Approved by Council: March 7, 2005

- * Planning & Development advise (see memorandum dated May 19, 2006 in by-law
backup) that By-law 15687 received final adoption on April 10, 2006. There are
three proposed RF-12 lots on the southern portion of the site and therefore, an
NCP amendment is in order. It is therefore requested that Council rescind final
adoption of By-law 15687, pass a resolution amending the East Newton South
NCP to redesignate a portion of the site from "Urban Single Family Residential"
to "Low Density Compact Housing", and approve final adoption of
By-law 15687.

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

That Council rescind Resolution R06-859 of
the April 10, 2006 Regular Council-Land Use Minutes passing Final Adoption of
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005,
No. 15687".

RES.R06-1235

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

That Council amend the East Newton South
NCP to redesignate the southern portion of the site from "Urban Single Family
Residential" to "Low Density Compact Housing.

RES.R06-1236

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15687" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1237

Carried with Councillor Bose opposed.

- 11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15854"

7904-0432-00 - Paul and Gay Hough, c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

RF (BL 12000) to RF-O (BL 12000)- 12626 - 15 Avenue - to permit the development of a single family dwelling.

Approved by Council: October 3, 2005

Note: This By-law will be in order for consideration of Third Reading, should Council approve the recommendations of Corporate Report Item No. L006.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15854" pass its third reading.

RES.R06-1238

Carried

TO BE FILED

- 12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15627"

7904-0305-00 - 671532 B.C. Ltd.

A-1 and RA (BL 12000) to RF-9, RF-12 and RM-23 (BL 12000) - 6106 and 6146 - 148 Street - to allow subdivision into 52 residential lots, 37 of which are small single family lots and 15 will be developed into row housing units, on fee simple lots.

Approved by Council: January 24, 2005

* Planning & Development advise that (see memorandum dated May 25, 2006 in by-law back-up) By-law No. 15627 should be filed as the properties have been sold and the new owner has not expressed interest in continuing the rezone and development permit applications.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15627" be filed.

RES.R06-1239

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0050-00**
Fraser North Developments (Manhattan Skye) Ltd.
W. Friesen, Points West Architecture
6673, 6685 and 6711 - 196 Street

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

"That Development Permit No. 7904-0050-00 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 15483 under Item H.1.

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

No. 7904-0050-00 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.R06-1240

Carried

- (b) **Development Permit No. 7906-0073-00**
Michelle Howe/Clayton Crossing Shopping Centre Limited,
Inc. No. 699230
18677 Fraser Highway

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

"That Development Permit No. 7906-0073-00 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 Higginbotham
Seconded by Councillor Martin
That Development Permit

No. 7906-0073-00 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.R06-1241

Carried

(c) **Development Permit No. 7906-0074-00**
Michelle Howe/Clayton Crossing Annex Ltd.
18737 and 18789 Fraser Highway

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

"That Development Permit No. 7906-0074-00 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 Higginbotham
Seconded by Councillor Martin
That Development Permit No 7906-0074-00
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.R06-1242

Carried

(d) **Development Permit No. 7905-0150-00**
Cameron Thorn/Mosaic Clayton West Holdings Ltd.
Portion of 18969 - 72 Avenue

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

"That Development Permit No. 7905-0150-00 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 15867 under Item H.4.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Development Permit
 No. 7905-0150-00 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.R06-1243

Carried

- (e) **Development Permit No. 7905-0178-00**
Mr. Dan Weins, Park Lane Ventures Ltd./Park Lane Ventures (Provinceton) Ltd.
 Portion of 7000 - 180 Street

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

"That Development Permit No. 7905-0178-00 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 15995 under Item H.8.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That Development Permit
 No. 7905-0178-00 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.R06-1244

Carried

2. Formal Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following 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.

Note: See separate correspondence in the binder flap regarding this Development Variance Permit.

Note: See memorandum in the binder flap from Planning & Development in response to Council's resolution that staff 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.

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That Development Variance Permit
 No. 7905-0259-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R06-1245 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.R06-1246 Carried

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

Certified Correct:



 M. Jones, City Clerk



 D. Watts, Mayor