



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, JULY 10, 2006
Time: 4:10 p.m.

Present:

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

Absent:

Councillors Entering Meeting as Indicated:

Staff Present:

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
Manager, Land Development Engineering
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. **7906-0186-00**
5052 King George Highway
Lee Mackenzie, Greenline Management Ltd./Kulwant Dhaliwal,
Paramjit Dhaliwal, Gurmail Dhaliwal and Ravinder Dhaliwal
ALR
Subdivision within the ALR to create two lots.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the ALR on property located at 5052 King George Highway.

The applicant is proposing:

- Subdivision within the ALR under Section 21(2) of the ALC Act

in order to allow subdivision into two (2) lots.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Application 7906-0186-00 be deferred
to the September 11, 2006 Regular Council Land Use meeting.
RES.R06-1538 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

2. **7906-0193-00**
15871, 15881 and 15895 - 82 Avenue
Kirk Fisher, Lark Enterprises/Fraser Health Authority
NCP Amendment/Rezoning/Development Permit
Amend NCP from Low Density Townhouses to Institutional. Rezone from RA to RMS-2 and Development Permit in order to allow construction of a 2-storey, 192-bed care facility in Fleetwood.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and applications for a rezoning and Development Permit on properties located at 15871, 15881 and 15895 - 82 Avenue.

The applicant is proposing:

- an amendment of the Fleetwood Town Centre NCP from Low Density Townhouses to Institutional;
- a rezoning from RA to RMS-2; and
- a Development Permit

in order to facilitate the construction of a 2-storey, 192-bed care facility in Fleetwood 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 subject site from "One-Acre Residential (RA) Zone" to "Special Care Housing 2 Zone (RMS-2)" and a date be set for Public Hearing;
2. Council authorize staff to draft Development Permit No. 7906-0193-00 generally in accordance with the attached drawings (Appendix III).

3. Council instruct staff to resolve the following issues prior to final approval of the Development Permit:
 - (a) ensure that all engineering issues and requirements, including restrictive covenants and rights-of-way, where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a consolidation and road dedication plan to the satisfaction of the Approving Officer;
 - (c) address the anticipated amenity shortfall as a result of the proposed NCP amendment to the satisfaction of the Acting General Manager, Planning and Development;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) resolution of architectural and landscaping issues to the satisfaction of the Acting General Manager, Planning & Development.

4. Council pass a resolution to amend the Fleetwood Town Centre NCP to redesignate the site from Low Density Townhouses to Institutional when the project is considered for final adoption.

RES.R06-1539

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16055" pass its first reading.

RES.R06-1540

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16055" pass its second reading.

RES.R06-1541

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16055" be held at the
 City Hall on July 24, 2006, at 7:00 p.m.

RES.R06-1542

Carried

3. **7906-0141-00**
7869 - 156 Street
H.Y. Engineering Ltd./Gurbrinder and Sukhpreet Takhar, Amandeep Gill,
Gagandeep Whar, Deljeet Gill and Ramanjit Sahi
Rezoning
Rezone from RA to RF to permit subdivision into approximately six (6) single family lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7869 - 156 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 6 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 Bose
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from Terasen Gas;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) address the impacts on park facilities, to the satisfaction of the General Manager, Parks, Recreation & Culture.

RES.R06-1543

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Bose
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16056" pass its first reading.
 RES.R06-1544 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Bose
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16056" pass its second reading.
 RES.R06-1545 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Bose
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16056" be held at the
 City Hall on July 24, 2006, at 7:00 p.m.
 RES.R06-1546 Carried

NEWTON

4. **7906-0013-00**
6262 - 146 Street
Roger Jawanda, CitiWest Consulting Ltd./Avtar Singh Gill,
Amarjit Kaur Gill, Sandeep Singh Gill, Major Singh Gill,
Raj Kulwinder Kaur Gill, Iqbal Singh Gill, Balwant Singh Gill,
Gurnam Singh Gill, Baldev Singh Gill, Kulwant Kaur Gill and
Kulwinder Kaur Brar
 Rezoning/Development Variance Permit
Rezone from RA to RF-12 to allow subdivision into 14 single family small lots.
DVP to permit front-access double-car garages on proposed Lots 1-6.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6262 - 146 Street.

The applicant is proposing:

- a rezoning from RA to RF-12;
- a Development Variance Permit to vary the RF-12 Zone to allow front access double car garages on proposed Lots 1 to 6.

in order to allow subdivision into 14 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 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 approve Development Variance Permit No. 7906-0013-00, (Appendix XII) varying the following, to proceed to Public Notification:
 - (a) to vary Section H.6 of the RF-12 Zone to allow a front access double car garage to accommodate two vehicles parked side by side on lots that are a minimum of 13.3 metres (43 ft.) wide for proposed Lots 1 to 6.
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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R06-1547 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16057 pass its first reading.

RES.R06-1548 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. 16057 pass its second reading.

RES.R06-1549 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. 16057 be held at the
 City Hall on July 24, 2006, at 7:00 p.m.
 RES.R06-1550 Carried

SOUTH SURREY

5. **7906-0028-00**
13668 - 20 Avenue
Mike Helle, Coastland Engineering & Surveying Ltd./
Graham and Gail Russell
 Rezoning
Rezone from RA to RH to create two half-acre lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13668 - 20 Avenue.

The applicant is proposing:

- a rezoning from RA to RH

in order to allow subdivision into two half-acre 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. Council file By-law No. 14052.
2. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
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 an acceptable tree survey and a statement regarding tree preservation; and
- (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 13668 - 20 Avenue until future consolidation with the adjacent property to the west (13608 - 20 Avenue).

RES.R06-1551

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14052" be filed.

RES.R06-1552

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16058" pass its first reading.

RES.R06-1553

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. 16058" pass its second reading.

RES.R06-1554

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. 16058" be held at the
 City Hall on July 24, 2006, at 7:00 p.m.

RES.R06-1555

Carried**6. 7905-0400-00****2550, 2562 and 2580 - 128 Street; 12822 - 26 Avenue****Clarence Arychuk, Hunter Laird Engineering Ltd./****Nico River Developments Ltd., Inc. No. 654312**

Rezoning

*Rezone from RF to RF-12 and RF-9 to allow subdivision into 21 single family
 small lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 2550, 2562 and 2580 - 128 Street, and 12822 - 26 Avenue.

The applicant is proposing:

- a rezoning from RF to RF-12 and RF-9

in order to allow subdivision into 21 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 the property defined as "Block A" on the plan attached as Appendix XIII from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and the portion of the property defined as "Block B" on the plan attached as Appendix XIII 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;
 - (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 plan and cost estimate for landscaping along the south property line of proposed Lots 1, 19, 20 and 21 to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant requiring a 2.0 metre (8 ft.) south side yard setback for principal and accessory buildings and installation of a landscape buffer on proposed Lot 1;
 - (f) registration of a Section 219 Restrictive Covenant requiring a minimum 7.5 metre (25 ft.) rear yard setback for principal buildings and installation of a landscape buffer on proposed Lots 19, 20 and 21; and

- (g) the applicant adequately address concerns raised by the Parks, Recreation & Culture Department about the pressure this project will place on existing parks facilities in the neighbourhood.

RES.R06-1556 Carried with Councillors Villeneuve and Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16059" pass its first reading.

RES.R06-1557 Carried with Councillors Villeneuve and Bose against.

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. 16059" pass its second reading.

RES.R06-1558 Carried with Councillors Villeneuve and Bose against.

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. 16059" be held at the
City Hall on July 24, 2006, at 7:00 p.m.

RES.R06-1559 Carried

7. **7903-0222-00**
Road Right-of-Way Adjacent to 14215 and 14241 Crescent Road;
3651 Elgin Road
Mark Ankenman, Ankenman Associates Architects Inc./Park Lane Ventures
(Elgin) Ltd.
Heritage Alteration Permit
*Heritage Alteration Permit to allow the installation of a single driveway to
Elgin Road and engineering services within Elgin Road (Semiahmoo Trail) and
Crescent Road.*

The Acting General Manager of Planning & Development submitted a report concerning an application for a Heritage Alteration Permit on properties located at the road right-of-way adjacent to 14215 and 14241 Crescent Road, and 3651 Elgin Road.

The applicant is proposing:

- installation of a single driveway; and

- installation of underground engineering servicing works

in order to permit development of 70 bareland strata lots approved by Council to proceed on July 2005 and granted Third Reading under Project No. 7903-0222-00.

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 approve the attached Heritage

Alteration Permit No. 7903-0222-00 (Appendix IV), authorize the Mayor and Clerk to sign the Heritage Alteration 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.R06-1560

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

8. 7906-0017-01

4947 - 192 Street

John Kim, c/o Hi-Knoll Driving Range/Cho Kwang Kim and Hae Sook Kim

ALR - Non-Farm Use/Rezoning

Non-farm use application in the Agricultural Land Reserve. Rezone from A-1 to CD to allow a golf driving range, mini golf and related uses on a portion of the site and a retail garden nursery and agricultural uses on the balance of the site.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and an application for an ALR - Non Farm Use on property located at 4947 - 192 Street.

The applicant is proposing:

- a non-farm use under Section 20(3) of the *Agricultural Land Commission (ALC) Act*; and
- a rezoning from A-1 to CD

in order to permit a golf driving range, miniature golf and accessory uses on the area currently regulated by Temporary Commercial Use Permit No. 7906-0017-00 and a retail garden nursery and agricultural uses on the balance of the property.

The non-farm use includes the golf driving range, miniature golf and retail garden nursery.

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. Council authorize referral of the application to the Agricultural Land Commission.
2. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000).
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) approval from the Agricultural Land Reserve for the proposed non-farm uses; and
 - (c) satisfactorily address the heritage protection of the Hycrest Nursery Barn in consultation with the Heritage Advisory Commission.

RES.R06-1561

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16062" pass its first reading.

RES.R06-1562

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. 16062" pass its second reading.

RES.R06-1563

Carried

NEWTON

9. 7906-0203-00

12788 - 76A Avenue

Ray Mand and Amritpal Gill, 678859 B.C. Ltd./678859 B.C. Ltd./**Director Information: Amritpal Gill, Amarjit Samra****Officer Information: (as at October 7, 2005)****Amritpal Gill (President), Amarjit Samra (Secretary)**

Rezoning

CD By-law Amendment to allow up to 50% retail sales of products produced on the lot or as part of the wholesale or warehouse operations.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 12788 - 76A Avenue.

The applicant is proposing:

- to amend CD By-law No. 15399

in order to allow up to 50% retail sales of products produced on the lot or as part of the wholesale or warehouse operations.

Delegation:

James Pernu, McElhanney Consultants and applicant Amarjit Samra were in attendance to comment on the proposed development application. Mr. Pernu noted that the applicants were requesting additional retail use at their recently constructed warehouse building at 76A Avenue and 128 Street, currently CD-zoned (By-law 15399). He added that the current zoning was based on IL with limited office uses. He noted that in 2004, the applicants wanted limited retail and expanded office use, but were advised by staff that these would not be appropriate or supportable at the time and the applicants did not pursue, choosing to proceed with the CD by-law. He stated that since the completing of the rezoning process and construction of the building, the applicants would like to actively market their space to more industrial users. He continued that there are a number of other sites in the 128 Street corridor under construction which were zoned ID or CD with a range of additional uses above the standard IL zone with some form of limited retail use.

He then noted that the land use and character of the area is different from that outlined in City Policy so that forms the basis of this application. He added that the Newton area – 128 Street corridor features more significant uses than industrial uses and the character of the area is different, featuring a blend of speciality retail. He noted that in light of the light industrial uses, this application would work well from a community standpoint. He added that the applicants have proposed to amend the CD zone to add a restricted amount of commercial uses on the lower floor to provide opportunities for tenants to operate small storefront operations to sell to individuals off the street and provide an additional market for businesses. He pointed out this is a standard IL zone use and many

such buildings have storefront use and sell to off street market. He noted that the applicant had discussions regarding adding food processing operations to cater to large corporate customers such as grocery chains. He added that this would add a restriction to the amount of retail space and would add a cap of 50%, although there has not yet been an opportunity to discuss this proposal with staff. He pointed out this is a small site at the south edge of the South edge of Newton industrial area with a gas station and corner store in the area. He stated that the applicants request Council consider the project and that they would be willing to work with staff to work out the appropriate CD by-law.

Mr. Samra then commented that he had received enquiries from food processing/grocery product companies for space.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Application 7906-0203-00 be referred
to staff to work with the applicant to come forward with a suitable by-law relative
to permitting up to 50% retail sale space.

RES.R06-1564

Carried with Councillor Bose against.

SOUTH SURREY

10. 7905-0326-00

257 - 192 Street

Mr. Cameron Sobolik/Cameron and Lorelei Sobolik

Rezoning

Rezone from A-1 to CD to allow a childcare centre for 25 children and agricultural uses permitted in the A-1 Zone.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 257 - 192 Street.

The applicant is proposing:

- a rezoning from A-1 to CD

in order to permit the development of a child care facility to accommodate a maximum of 25 children and to permit all uses allowed in the A-1 Zone.

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 "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering, including funding by the applicant for traffic safety signage ;
 - (b) approval and licensing from the Ministry of Health;
 - (c) submission of building permit drawings that satisfactorily address Building Code requirements;
 - (d) submission of a report by a Structural Engineer to address Building Code requirements for the building permit submission;
 - (e) completion of the necessary technical studies and approvals from the City and Fraser Health respecting water supply and septic service; and
 - (g) removal of the illegal suite in the existing barn.

RES.R06-1565

Carried

It was

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

No. 12000, Amendment By-law, 2006, No. 16063" pass its first reading.

RES.R06-1566

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. 16063" pass its second reading.
RES.R06-1567 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. 16063" be held at the
City Hall on July 24, 2006, at 7:00 p.m.
RES.R06-1568 Carried

SURREY CITY CENTRE/WHALLEY

11. 7906-0154-00
13011 and 13059 - 116 Avenue; 11618 - 130 Street
David O'Sullivan, c/o 0690709 B.C. Ltd./0690709 BC Ltd.
Director Information: Marco Baratta, David J. O'Sullivan
Officer Information: (as at March 29, 2006)
Richard Albert Leeder, President, David J. O'Sullivan, Secretary
Temporary Industrial Use Permit
*Renewal of Temporary Industrial Use Permit to allow contractor's office and
storage yard on a temporary basis.*

The General Manager of Planning & Development submitted a report concerning an application for renewal of a a Temporary Use Permit on properties located at 13011 and 13059 - 116 Avenue, and 11618 - 130 Street.

The applicant is proposing:

- a renewal of a Temporary Industrial Use Permit

in order to allow the continued use of a property for a contractor's office and storage yard for a period not to exceed two years from the original date of expiry.

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 Temporary Industrial Use Permit No. 7906-0154-00 (Appendix V) to extend Temporary Industrial Use Permit No. 7904-0098-00 to proceed to Public Notification.

2. Council instruct staff to resolve the following issue prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

RES.R06-1569

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON****12. 7905-0020-00****Portion of 19519 – 68 Avenue****Mr. Walter Thorneloe, Belma Carra Developments Ltd./Chia Property Ltd.**

Rezoning/Development Permit/Development Variance Permit

Rezone from RA to RM-30 and Development Permit to allow construction of approximately 230 townhouse units on 3 lots. Development Variance Permit to relax setback requirements.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located on a portion of 19519 - 68 Avenue.

The applicant is proposing:

- a rezoning of a portion from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce building setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) from all lot lines; and
 - to allow visitor parking spaces to be located within the building setbacks on proposed Lot 128 only

in order to allow construction of approximately 230 townhouse units on 3 lots in East Clayton.

Delegation

Walter Thorneloe, Belma Carra Developments, was in attendance and commented that this application was part of another larger parcel development application, which has received third reading. He added that there would be a detention pond on southeast corner of the property. He noted that amenity space

would be provided through the playing fields of the nearby school, rights-of-way for gas and proposed walkway would provide additional greenspace.

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 a portion of the property as shown in Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (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 approve the applicant's request to eliminate the required indoor amenity spaces.
3. Council authorize staff to draft Development Permit No. 7905-0020-00 generally in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7905-0020-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to vary setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) from all lot lines; and
 - (b) to allow the location of visitor parking spaces within the building setbacks.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, road dedications, and rights-of-way where necessary as identified under File No. 7902-0363-00, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval of subdivision plans under File No. 7902-0363-00 by the Approving Officer;
 - (c) submission of final landscaping plans and the associated cost estimates 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;

- (e) the applicant adequately address the impact of no indoor amenity space; and
- (f) registration of a right-of-way granting public rights of passage on the proposed 10-metre (33-ft.) wide pedestrian pathway to be installed at the south-west corner of proposed Lot 128, linking 68 Avenue with the proposed greenway to the west.

RES.R06-1570

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16064" pass its first reading.

RES.R06-1571

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. 16064" pass its second reading.

RES.R06-1572

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. 16064" be held at the
 City Hall on July 24, 2006, at 7:00 p.m.

RES.R06-1573

Carried**SOUTH SURREY****13. 7906-0335-00****14635 and 14645 - 28A Avenue**

**Clarence Arychuk, Hunter Laird Engineering Ltd./Channy Singh Virk and
 Tejwant Kaur Virk; 0704668 B.C. Ltd., Inc. No. 0704668**

Director Information: John Patrick Coffee, Carol Anne Coffee

Officer Information: (as at September 22, 2005)

No officer information filed.

Restrictive Covenant Amendment

*To amend the Restrictive Covenant (Building Scheme) to permit in-ground
 basements on Lots 8 and 9.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Restrictive Covenant on properties located at 14635 and 14645 - 28A Avenue.

The applicant is proposing a Restrictive Covenant (Building Scheme) amendment in order to permit the development of two single family dwellings with in-ground basements.

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 an amendment to the approved Restrictive Covenant to amend the Tree Preservation Plan to allow in-ground basements on Lots 8 and 9.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) the revised Lot Grading Plan is to the satisfaction of City staff; and
 - (c) the revised tree protection plan and replacement tree plan and financial security for replacement trees are acceptable to the City Landscape Architect.

RES.R06-1574

Carried

- 14. 7905-0271-00**
3106 and 3140 - 140 Street and Portion of 140 Street
James Pernu, McElhanney Consulting Services Ltd./Gurbakhash Singh Ubhi
and Avtar Singh Khurana, Dalbir Kaur Dhaliwal and
Jasvinder Singh Dhaliwal
Rezoning
Rezone from RA and RS to CD to create 8 half-acre type lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 3106 and 3140 - 140 Street, and portion of 140 Street.

The applicant is proposing:

- a rezoning from RA and RS (By-law No. 5942) to CD

in order to allow subdivision into 8 half-acre type 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 Steele
That:

1. Council file By-law No. 15275.
2. a By-law be introduced to rezone the subject properties and portion of 140 Street proposed to be closed and consolidated with the site as shown as "Block A" on the plan attached as Appendix XIII, from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Suburban Residential Zone (RS)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
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) the applicant adequately address concerns raised by the Parks, Recreation & Culture Department about the pressure this development will place on existing Parks, Recreation & Culture facilities in the neighbourhood;
 - (e) completion of road closure/acquisition of a portion of 140 Street to be consolidated with the site; and
 - (f) registration of a Section 219 Restrictive Covenant and submission of financial securities on proposed lots containing existing dwellings to be retained to ensure modification and alterations to comply with the zoning requirements, proposed Building Design Guidelines and ensure Building Code conformity.

RES.R06-1575

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15275" be filed.
RES.R06-1576 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16065" pass its first reading.
RES.R06-1577 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16065" pass its second reading.
RES.R06-1578 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16065" be held at the
City Hall on July 24, 2006, at 7:00 p.m.
RES.R06-1579 Carried

15. 7905-0202-00
12532 - 23 Avenue
Susan Beechinor-Carter/Susan Beechinor-Carter and Shirley Beechinor
Rezoning

Rezone from RF to CD in order to increase the maximum permitted floor area to allow the retention of an existing enclosed deck area and sunroom and to permit the replacement of a pool shed.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 12532 - 23 Avenue.

The applicant is proposing:

- a rezoning from RF to CD

in order to increase the maximum permitted floor area to allow the retention of an existing enclosed sunroom and to permit the replacement of a pool shed.

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.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R06-1580 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16066" pass its first reading.

RES.R06-1581 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. 16066" pass its second reading.

RES.R06-1582 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. 16066" be held at the
City Hall on July 24, 2006, at 7:00 p.m.

RES.R06-1583 Carried

16. **7905-0126-00**
2703, 2669, 2721, 2511, 2735, 2745, 2597, 2537 and
2565 - 164 Street; 2515 - 163 Street; 16223 - 24 Avenue
Morgan Heights Construction Corporation/0715460 B.C. Ltd.
Director Information: Alan Baumann, Richard DeGroat,
Marten Van Huizen

Development Variance Permit

Development Variance Permit to vary requirements for second storey floor area reduction and setbacks for 234 small lots in the RF-12 Zone.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 2703, 2669, 2721, 2511, 2735, 2745, 2597, 2537 and 2565 - 164 Street; 2515 - 163 Street; 16223 - 24 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations of the RF-12 Zone subject to compliance with specific design guidelines, use of specific materials, and requirements as attached to the DVP:
 - permit the required second floor area reduction (i.e. 80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side);
 - permit 0.35 metre (1.0 ft.) by 0.35 metre (1.0 ft.) encroachments to allow extensions of the front stone or brick wall into the side yard and to exceed the 50% width of the dwelling for the purpose architectural detailing only in association with a front porch or veranda entry feature, including landscaping, that forms an integral part of the front of the dwelling; and
 - permit the reduced setbacks to the front yard permitted in the RF-12 Zone for 50% of the dwelling front (4m/13 ft. for the dwelling, and 2 m/6.5 ft. to a veranda) to exceed the 50% width of the dwelling only for an alternative house type where a tandem parking arrangement with a single-car garage is proposed and where a front porch or veranda entry feature is provided, including landscaping, that forms an integral part of the front of the dwelling as per the attached guidelines

in order to enhance architectural detailing, improve the quality of the streetscape, and permit the development of a variety of housing characters in the Morgan Heights area.

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 approve Development Variance Permit No. 7905-0126-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) permit the required second floor area reduction (i.e. 80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side);
 - (b) permit 0.35 metre (1.0 ft.) by 0.35 metre (1.0 ft.) encroachments to allow extensions of the front stone or brick wall into the side yard and to exceed the 50% width of the dwelling for the purpose architectural detailing only in association with a front porch or veranda entry feature, including landscaping, that forms an integral part of the front of the dwelling; and
 - (c) permit the reduced setbacks to the front yard permitted in the RF-12 Zone for 50% of the dwelling front (4 m/13 ft. for the dwelling, and 2 m/6.5 ft. to a veranda) to exceed the 50% width of the dwelling only for an alternative house type where a tandem parking arrangement with a single-car garage is proposed and where a front porch or veranda entry feature is provided, including landscaping, that forms an integral part of the front of the dwelling as per the attached guidelines.

RES.R06-1584

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION**H. BY-LAWS**

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15795"

7903-0222-00 - John A. Wiebe, Geoffrey P. Brown, Bikem Holdings Ltd.,
c/o Ankenman Associates Architects Ltd. (Mark Ankenman)

A-1 and RA (BL 12000) to CD (BL 12000) - 14215 &
14241 Crescent Road, and 3651 Elgin Road - to allow subdivision into
70 single detached residential bare land strata lots.

Approved by Council: July 5, 2005

- * Planning & Development advise that (see memorandum dated July 6, 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 King George Highway Corridor Land Use Development Concept Plan to redesignate a portion of the site from Commercial/Residential to Clustering at Single Family Density (8 upa)

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend the King George
Highway Corridor Land Use Development Concept Plan to redesignate a portion
of the site from Commercial/Residential to Clustering at Single Family Density
(8 upa).

RES.R06-1585 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15795" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1586 Carried with Councillor Bose against.

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 125 Amendment By-law, 2005, No. 15861"

7905-0250-00 - 662347 B.C. Ltd., c/o Aplin & Martin Consultants Ltd.
(Michael Sanderson)

To authorize the redesignation of the site located at 16250 - 32 Avenue and a Portion of 16100 - 32 Avenue from "Suburban (SUB)" to "Urban" (URB).

Approved by Council: October 17, 2005

The Mayor noted that this item was not in order for consideration at this time.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15862"

7905-0250-00 - 662347 B.C. Ltd., c/o Aplin & Martin Consultants Ltd.
(Michael Sanderson)

RA to CD (BL12000) - 16250 - 32 Avenue and a Portion of
16100 - 32 Avenue - to allow subdivision into 50 single family residential
lots.

Approved by Council: October 17, 2005

- * Planning & Development advise that (see memorandum dated July 6, 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 By-law is proceeding in conjunction with By-law 15861.

The Mayor noted that this item was not in order for consideration at this time.

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 110 Amendment By-law, 2005, No. 15631"

7904-0028-00 - Harvinder and Devinder Grewal, Harminder Grewal,
Manpreet Grewal, c/o Coastland Engineering & Surveying Ltd.
(Michael Helle)

To authorize the redesignation of portions of the properties located at 13467 No. 10 Highway (58 Avenue) and 5825 - 135 Street from Suburban (SUB) to Urban (URB).

Approved by Council: January 24, 2005

This by-law is proceeding in conjunction with By-law 15632.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 110 Amendment By-law, 2005, No. 15631" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R06-1587

Carried with Councillor Bose against.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15632"

7904-0028-00 - Harvinder and Devinder Grewal, Harminder Grewal,
Manpreet Grewal, c/o Coastland Engineering & Surveying Ltd.
(Michael Helle)

RA (BL 12000) to RF (BL 12000) - 13467 No. 10 Highway (58 Avenue)
and 5825 - 135 Street to allow subdivision into 16 single family
residential lots.

Approved by Council: January 24, 2005

This by-law is proceeding in conjunction with By-law 15631.

- * Planning & Development advise that (see memorandum dated June 2, 2006 in
by-law back-up) the building scheme which has been filed with the City Clerk has
been developed by a Design Consultant based on a character study of the
surrounding neighbourhood. The building scheme will be registered concurrently
with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219
Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15632" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1588

Carried with Councillor Bose against.

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 128 Amendment
By-law, 2005, No. 15876"

7905-0126-00 - 0715460 B.C. Ltd.
c/o Morgan Heights Construction Corp. (Ken Anderson)

To redesignate portions of the site - 2714, 2766 - 160 Street, 16216 - 28 Avenue, 2511, 2537, 2565, 2597, 2629, 2669, 2703, 2721, 2735 and 2745 - 164 Street, 2515 - 163 Street, Portion of 2515 - 161A Street (formerly a portion of 16129 - 24 Avenue) Portions of 16155 and 16223 - 24 Avenue, Portion of 162 Street Road allowance - from Suburban (SUB) to Urban (URB).

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-laws 15877; 15878; 15879; 15880 and 15881.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 128 Amendment By-law, 2005, No. 15876" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1589

Carried

- 7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 129 Amendment By-law, 2005, No. 15877"

7905-0126-00 - 0715460 B.C. Ltd.
c/o Morgan Heights Construction Corp. (Ken Anderson)

To authorize the redesignation of 2556 - 160 Street, Portions of 16155 and 16223 - 24 Avenue and a Portion of 2515 - 161A Street (formerly Portion of 16129 - 24 venue), Portion of 2500 - 160 Street - from "Suburban" (SUB) to "Multiple Residential" (RM).

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-laws 15876; 15878; 15879; 15880 and 15881.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 129 Amendment By-law, 2005, No. 15877" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1590

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15878"

7905-0126-00 - 0715460 B.C. Ltd.

c/o Morgan Heights Construction Corp. (Ken Anderson)

RA and A-1 to RF (BL 12000) (Block 1) - 2714 and 2766 - 160 Street, 16216 - 28 Avenue, Portions of 2703, 2721, 2735 and 2745 - 164 Street - to create approximately 340 standard and small single family lots, and phased development of approximately 550 townhouse units in conjunction with By-laws 15876, 15877, 15879, 15880 and 15881.

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-laws 15876; 15877; 15879; 15880 and 15881.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15878" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1591

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15879"

7905-0126-00 - 0715460 B.C. Ltd.

c/o Morgan Heights Construction Corp. (Ken Anderson)

RA, A-1 and PA-2 to RF-12 (BL12000) (Block 3) - 2511, 2537, 2565 and 2597 - 164 Street, Portions of 2629, 2669, 2703, 2721, 2735 and 2745 - 164 Street, Portion of 2515 - 163 Street, Portion of 16223 - 24 Avenue, 162 Street road allowance - to create approximately 340 standard and small single family lots, and phased development of approximately 550 townhouse units in conjunction with By-laws 15876, 15877, 15878, 15880 and 15881.

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-laws 15876; 15877; 15878; 15880 and 15881.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15879" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1592

Carried

- 10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15880"

7905-0126-00 - 0715460 B.C. Ltd.
 c/o Morgan Heights Construction Corp. (Ken Anderson)

RA to RM-30 (BL 12000) (Block 5) - 2556 - 160 Street, Portion of 2515 - 161A Street (formerly a portion of 16129 - 24 Avenue), Portions of 16155 and 16223 - 24 Avenue and 2500 - 160 Street - to create approximately 340 standard and small single family lots, and phased development of approximately 550 townhouse units in conjunction with By-laws 15876, 15877, 15878, 15879 and 15881.

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-laws 15876; 15877; 15878; 15879 and 15881.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15880" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1593

Carried

- 11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15881"

7905-0126-00 - 0715460 B.C. Ltd.
 c/o Morgan Heights Construction Corp. (Ken Anderson)

A-1 and RA to CD (BL 12000) (Block 4) - Portions of 16155 and 16223 - 24 Avenue, 2515 - 163 Street, 2629 - 164 Street - to create approximately 340 standard and small single family lots, and phased development of approximately 550 townhouse units in conjunction with By-laws 15876, 15877, 15878, 15879, and 15880.

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-laws 15876; 15877; 15878; 15879 and 15880.

Note: A Development Permit (7905-0307-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b).

Note: A Development Permit (7905-0310-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c).

Note: A Development Permit (7905-0311-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(d).

- * Planning & Development advise that (see memorandum dated July 6, 2006 in by-law back-up) the building scheme that was originally filed with the City Clerk has been replaced and is consistent with the previous scheme provided. 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 a subject condition was the completion of the purchase and road closure of a portion of unopened 162 Street road allowance. The applicant has revised the plan of subdivision to exclude this property from the development site, and this rezoning can proceed without precluding future options for disposing of this road allowance.

- * Planning & Development advise that it is now in order for Council to pass a resolution amending the Stage II Morgan Heights Neighbourhood Concept Plan in order to include the General Morgan Heights Design Guidelines to all the lands designated Single Family in the NCP.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend the Stage II Morgan Heights Neighbourhood Concept Plan in order to include the General Morgan Heights Design Guidelines to all the lands designated Single Family in the NCP.

RES.R06-1594

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15881" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1595

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15071"

7903-0133-00 - Qualico Developments (Vancouver) Inc., c/o Clarence Arychuk, Hunter Laird Engineering Ltd.

RA (BL 12000) to RF-9C (BL 12000) - 14615 and 14677 - 60 Avenue - to allow subdivision into approximately 22 single family small lots with coach houses.

Approved by Council: July 7, 2003

- * Planning & Development advise that (see memorandum dated July 6, 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.

Note: The Public Hearing on this application was held on July 21, 2003. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- * Planning & Development advise that the reason for the delay in bringing this application to Final Adoption was due to the extension of the sanitary sewer and storm drainage systems to the subject site took a longer time than anticipated.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15071" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1596

Carried with Councillor Bose against.

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14584"

7999-0051-00 - Blaak's Enterprises Ltd., c/o Bart Blaak

CG-2 (BL 12000) to CHI (BL 12000) - 3635 King George Highway - to permit the existing automotive use as a principal use as the existing gas station is decommissioned.

Approved by Council: November 26, 2001

Note: The Public Hearing on this application was held on December 10, 2001. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- * At the December 10, 2001 Regular Council-Public Hearing meeting Council passed the following resolution:

"That the concerns raised at the public hearing by Mr. Ramsell and Mr. Woods be addressed and that staff report back to Council."

In response, Planning & Development advise that (see memorandum dated July 7, 2006 in by-law backup) the Ministry of Environment approval for the application to proceed to final adoption was not granted until recently. The applicant has addressed the issue to the satisfaction of the Ministry of Environment.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14584" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R06-1597 Carried

14. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 131 Amendment
By-law, 2005, No. 15897"

7905-0291-00 - Gerald Hayes, c/o 0746675 B.C. Ltd.

To authorize the redesignation of the properties located at 5610 and
5620 - 152 Street from "Suburban (SUB)" to "Commercial (COM)".

Approved by Council: December 12, 2005

This by-law is proceeding in conjunction with By-law 15898.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 131 Amendment By-law, 2005, No. 15897" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.
RES.R06-1598 Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15898"

7905-0291-00 - Gerald Hayes, c/o 0746675 B.C. Ltd.

C-4 and RA (BL 12000) to C-8 (BL 12000) - 5610 and 5620 - 152 Street -
to permit the development of two commercial buildings for office and
retail purposes.

Approved by Council: December 12, 2005

This by-law is proceeding in conjunction with By-law 15897.

Note: A Development Permit (7905-0291-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(e).

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15898" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R06-1599 Carried

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15858"

7905-0030-00 - Guildford Brook Estates Inc., c/o Yashpal Parmar

RA to RM-15 (BL 12000) - 10466 - 157 Street - to permit the
 development of 14 townhouse units.

Approved by Council: October 17, 2005

Note: A Development Permit (7905-0030-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(g).

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15858" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R06-1600 Carried

MISCELLANEOUS

17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15859"

7904-0422-00 - Pacifica Retirement Inc., c/o Barnett Dembek Architects
 (Lance Barnett)

RF to CD (BL 12000) - 2515 and 2523 King George Highway - to permit
 the development of 2 seniors'-oriented multiple unit residential buildings
 with an assisted living component.

Approved by Council: October 17, 2005

Note: A Development Permit (7904-0422-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(f) of this agenda.

- * This application is proceeding in conjunction with By-law 16044, Item H-18.
- * Planning & Development advise that (see memorandum dated July 7, 2006 in
 by-law backup) two lots involved in the application have been consolidated. As a

result, Council is requested to rescind third reading of the by-law and amend the by-law to reflect the new legal description and civic address.

In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the King George Highway Corridor Study to redesignate the land from "Garden Apartments" to "Senior Multiple Residential".

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That Council rescind Resolution R05-2656
of November 7, 2005 Regular Council-Public Hearing Minutes passing Third
Reading of By-law No. 15859.

RES.R06-1601 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That Council amend "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15859" in Section 1 by
deleting the existing legal descriptions and civic addresses and inserting the
following:

"Parcel Identifier: 026-503-999
Lot 1 Section 23 Township 1 New Westminster District Plan BCP21053
(2511 King George Highway)"

RES.R06-1602 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15859" pass its third reading, as
amended.

RES.R06-1603 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That Council amend the King George
Highway Corridor Study to redesignate the land from "Garden Apartments" to
"Senior Multiple Residential".

RES.R06-1604 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15859" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1605 Carried with Councillor Bose against.

FINAL ADOPTIONS (Cont'd.)

18. "Pacifica Housing Agreement, Authorization By-law, 2006, No. 16044"

3900-20-16044/7904-0422-00 - Pacifica Retirement Ltd.

A by-law to authorize the City of Surrey to enter into a housing agreement for the property at 2515 King George Highway. The purpose of the Agreement is to ensure the proposed seniors' residential development is oriented to seniors.

Approved by Council: June 26, 2006

- * This application is proceeding in conjunction with By-law 15859, Item H-17.

It was

Moved by Councillor Higginbotham

Seconded by Councillor Gill

That "Pacifica Housing Agreement,

Authorization By-law, 2006, No. 16044" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1606

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0065-00**
Atlee Holdings Ltd.
 19460 - 60 Avenue

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

"That Development Permit No. 7906-0065-00 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 Steele
That Development Permit

No. 7906-0065-00 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.R06-1607

Carried

- (b) **Development Permit No. 7905-0307-00**
Morgan Heights Development Corp. (Ken Anderson)
0715460 B.C. Ltd.
2500 & 2556 - 160 Street and 2515 - 16aA Street

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

"That Development Permit No. 7905-0307-00 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 15881 under Items H.11 under Application No. 7905-0126-00.

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

No. 7905-0307-00 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.R06-1608

Carried

- (c) **Development Permit No. 7905-0310-00**
Morgan Heights Development Corp. (Ken Anderson)
0715460 B.C. Ltd.
16155 - 24 Avenue and 16223 - 24 Avenue

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

"That Development Permit No. 7905-0310-00 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 15881 under Items H.11 under Application No. 7905-0126-00.

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

No. 7905-0310-00 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.R06-1609

Carried

(d) **Development Permit No. 7905-0311-00
Morgan Heights Development Corp. (Ken Anderson)
0715460 B.C. Ltd.**

Portions of 16155 & 16223 - 24 Avenue, and Portions of 2629 & 2515 - 161A Street

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

"That Development Permit No. 7905-0311-00 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 15881 under Items H.11 under Application No. 7905-0126-00.

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

No. 7905-0311-00 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.R06-1610

Carried

- (e) **Development Permit No. 7905-0291-00**
Richard Coulter/Alex Polacco, Terrox Real Estate Group
Gerald Maxwell Hayes
 5610 and 5620 - 152 Street

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

"That Development Permit No. 7905-0291-00 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 15898 under Item H.15.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Development Permit
 No. 7905-0291-00 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.R06-1611

Carried

- (f) **Development Permit No. 7904-0422-00**
Lance Barnett, Barnett Dembek Architects
Pacifica Retirement Inc.,
Inc. No. 716633
 2511 King George Highway

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

"That Development Permit No. 7904-0422-00 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 15859 under Item H.17.

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

No. 7904-0422-00 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.R06-1612

Carried

- (g) **Development Permit No. 7905-0030-00**
Yashpal Parmar, 673592 B.C. Ltd.
Guildford Brook Estates,
Inc. No. 0724323
10466 - 157 Street

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

"That Development Permit No. 7905-0030-00 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 15858 under Item H.16.

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

No. 7905-0030-00 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.R06-1613

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was
meeting do now adjourn.
RES.R06-1614

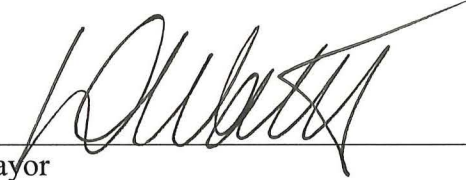
Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That the Regular Council - Land Use
Carried

The Regular Council- Land Use meeting adjourned at 5:02 p.m.

Certified Correct:



City Clerk



Mayor