



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, SEPTEMBER 25, 2006  
Time: 4:30 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  
General Manager, Finance, Technology & Human Resources  
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

#### CLOVERDALE/CLAYTON

##### 1. 7906-0334-00

6460 - 176 Street and 17755 - 64 Avenue

Mr. Arash Farbahi, The Abbarch Partnership Architects/  
Richmond Holdings Ltd.

Development Permit/Development Variance Permit

*DP to establish signage guidelines for the Cloverdale Crossing Shopping Centre.*

*DVP to allow additional fascia signs and to increase the height of one free-standing sign.*

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 6460 - 176 Street and 17755 - 64 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the Sign By-law as follows:

- to increase the number of fascia signs from one (1) sign to a maximum of nine (9) involving seven (7) tenants in seven (7) buildings; and
- to increase the height of a free-standing sign from 4.5 metres (15 ft.) to 6 metres (20 ft.)

in order to allow the installation of signage in the newly-built shopping centre in Cloverdale.

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. 7906-0334-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0334-00, (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 as follows:
    - i. from 2 to 9 for one tenant in Building A;
    - ii. from 2 to 3 for one tenant in Building C;
    - iii. from 2 to 4 for one tenant in Building D;
    - iv. from 2 to 4 for one tenant in Building E;
    - v. from 2 to 11 for one tenant in Building F;
    - vi. from 2 to 3 for one tenant in Building G; and
    - vii. from 2 to 4 for one tenant in Building J.
  - (b) to increase the maximum height of a free-standing sign on 177B Street from 4.5 metres (15 ft.) to 6 metres (20 ft.).

RES.R06-2115

Carried

### SOUTH SURREY

2. **7906-0145-00**  
**3150 King George Highway**  
**Stephen Quigley, The Colborne Architectural Group/Ffun Enterprises Inc.**  
Development Permit/Development Variance Permit  
*Development Permit to permit the development of an automobile dealership.*  
*Development Variance Permit to vary the number of fascia signs, directional sign area and building height.*

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 3150 King George Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to increase the number of fascia signs permitted by Surrey Sign By-law, 1999, No. 13656 from 2 to 3;
  - to increase the sign area of a directional sign permitted by Surrey Sign By-law, 1999, No. 13656 from 0.4 square metres (4.3 sq.ft.) to 2.95 square metres (31 sq.ft.); and
  - in Section G of Part 39 Highway Commercial Industrial Zone (CHI) the maximum building height is relaxed from 9.0 metres (30 ft.) to 9.35 metres (31 ft.) for a decorative fin at the front elevation only

in order to permit the development of an automobile dealership.

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. 7906-0145-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0145-00 (Appendix VI), varying the following to proceed to Public Notification:
  - (a) to increase the number of fascia signs permitted by Surrey Sign By-law, 1999, No. 13656 from 2 to 3;
  - (b) to increase the sign area of a directional sign permitted by Surrey Sign By-law, 1999, No. 13656 from 0.4 square metres (4.3 sq. ft.) to 2.95 square metres (31 sq. ft.); and
  - (c) in Section G of Part 39 Highway Commercial Industrial Zone (CHI) the maximum building height is increased from 9.0 metres (30 ft.) to 9.35 metres (31 ft.) for a decorative fin at the front elevation only.
3. Council instruct staff to resolve the following issues prior to final 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) finalization of the landscaping plan and submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (c) registration of reciprocal easement agreement with the adjacent property to the southeast for future access.

RES.R06-2116

Carried

- 3. 7905-0079-00  
17565 - 2 Avenue  
David Tyrell (David Tyrell Architect Inc.)/SSC Ventures (No. 75) Ltd.,  
Inc. No. 0710200  
OCP Amendment/Rezoning/Development Permit  
OCP Amendment from Commercial to Industrial. Rezoning from CD (By-law  
No. 13468) to CD and Development Permit to permit the development of a  
business park with limited commercial uses.**

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and an application for a Development Permit on property located at 17565 - 2 Avenue.

The applicant is proposing:

- an OCP amendment from Commercial to Industrial;
- a rezoning from CD to CD; and
- a Development Permit

in order to permit the development of a Business Park with limited neighbourhood commercial uses.

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 redesignate the property in the OCP from Commercial to Industrial and a date for Public Hearing be set. (Appendix X).



2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 13488) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing. (Appendix IX).
4. Council authorize staff to draft Development Permit No. 7905-0079-00 generally in accordance with the attached drawings (Appendix III).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) finalize design to the satisfaction of the Planning and Development Department;
  - (c) approval from the Ministry of Transportation;
  - (d) registration of a Section 219 Restrictive Covenant to restrict access on 2 Avenue to right-in and left-out as per the Ministry of Transportation requirements; and
  - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R06-2117

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 145 Amendment By-law 2006, No. 16109" pass its first reading.

RES.R06-2118

Carried with Councillor 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 Official Community Plan  
By-law, 1996, No. 12900, No. 145 Amendment By-law 2006, No. 16109" pass its  
second reading.
- RES.R06-2119 Carried with Councillor Bose against.
- It was then Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 145 Amendment By-law 2006,  
No. 16109" be held at the City Hall on October 16, 2006, at 7:00 p.m.
- RES.R06-2120 Carried
- It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16110" pass its first reading.
- RES.R06-2121 Carried with Councillor 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. 16110" pass its second reading.
- RES.R06-2122 Carried with Councillor 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. 16110" be held at the  
City Hall on October 16, 2006, at 7:00 p.m.
- RES.R06-2123 Carried

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

4. **7906-0283-00**  
**18599 – 65 Avenue**  
**Greg Miller, c/o Alpha Neon/The Board of School Trustees of**  
**School District No. 36 (Surrey)**  
Development Variance Permit  
*Development Variance Permit to increase the maximum sign area and height of*  
*identification sign in the form of a free-standing sign for Hillcrest Elementary*  
*School.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 18599 - 65 Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following Sign By-law regulations:
  - to increase the maximum sign area of one (1) identification sign (in the form of a free-standing sign) from 0.6 square metre (6 sq. ft.) to 6.2 square metres (66.7 sq. ft.); and
  - to increase the maximum height of a free-standing sign from 3.3 metres (12 ft.) to 4.57 metres (15 ft.)

in order to permit the installation of one new double-sided free-standing sign on the site of Hillcrest Elementary School.

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. 7906-0283-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the maximum sign area of one (1) identification sign (in the form of a free-standing sign) from 0.6 square metre (6 sq. ft.) to 6.2 square metres (66.7 sq. ft.); and
  - (b) to vary the Sign By-law to increase the maximum height of a free-standing sign from 3.3 metres (12 ft.) to 4.57 metres (15 ft.).

RES.R06-2124

Carried

5. **7904-0394-00**  
**7876 and 7862 - 164 Street**  
**Roger Jawanda, CitiWest Consulting Ltd./Ernest Jacob Crepnjak and Milena Crepnjak**  
 Rezoning/Development Variance Permit  
*Rezone from RA to RF to allow subdivision into approximately 23 single family lots and one remainder lot for the proposed Cloverdale Greenway. Development Variance Permit to reduce the rear setback from the Terasen Gas right-of-way for three proposed lots.*



The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 7876 and 7862 - 164 Street.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following Zoning By-law regulation:
  - to reduce the minimum rear setback from the Terasen Gas right-of-way in Part 4 General Provisions from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for proposed Lots 9, 10 and 19

in order to allow subdivision into approximately 23 single family lots and one remainder lot for the proposed Cloverdale Greenway.

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 Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0394-00 (Appendix X), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear setback from the Terasen Gas right-of-way in Part 4 General Provisions, for proposed Lots 9, 10 and 19, from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;

- (d) resolution of concerns regarding the pressure the proposed development will put on the existing facilities in the area, to the satisfaction of the Parks, Recreation & Culture Department; and
- (e) finalization of the agreement for the acquisition by the City of proposed Lot 24 for parks purposes.

RES.R06-2125

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16111" pass its first reading.

RES.R06-2126

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. 16111" pass its second reading.

RES.R06-2127

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. 16111" be held at the  
 City Hall on October 16, 2006, at 7:00 p.m.

RES.R06-2128

Carried

**FLEETWOOD/GUILDFORD**

**6. 7906-0282-00**

**8606 – 162 Street**

**Greg Miller, c/o Alpha Neon/The Board of School Trustees of  
 School District No. 36 (Surrey)**

**Development Variance Permit**

*Development Variance Permit to increase the maximum sign area and height of  
 an identification sign in the form of a free-standing sign for Frost Road  
 Elementary School.*

The General Manager of Planning & Development submitted a report concerning  
 an application for a Development Variance Permit on property located at  
 8606 - 162 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following Sign By-law regulations:
  - to increase the maximum sign area of one (1) identification sign (in the form of a free-standing sign) from 0.6 square metre (6 sq.ft.) to 6.2 square metres (66.7 sq. ft.); and
  - to increase the maximum height of a free-standing sign from 3.3 metres (12 ft.) to 4.57 metres (15 ft.).

in order to permit the installation of one new double-sided free-standing sign on the site of the Frost Road Elementary School.

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. 7906-0282-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the maximum sign area of one (1) identification sign (in the form of a free-standing sign) from 0.6 square metre (6 sq. ft.) to 6.2 square metres (66.7 sq. ft.); and
  - (b) to vary the Sign By-law to increase the maximum height of a free-standing sign from 3.3 square metres (12 ft.) to 4.57 metres (15 ft.).

RES.R06-2129

Carried

7. **7905-0233-00**  
**7616 – 160 Street**  
**Richard Brooks, H.Y. Engineering Ltd./Sing and Nancy Fung**  
Rezoning/Development Permit  
*Rezone from RA to RH to allow subdivision into eight (8) half-acre suburban residential lots. Development Permit to establish buffering requirements between the site and the ALR.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 7616 - 160 Street.

The applicant is proposing:

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



in order to allow subdivision into eight (8) half-acre suburban 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 Steele  
That:

1. 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.
2. Council authorize staff to draft Development Permit No. 7905-0233-00 in accordance with the attached drawings (Appendix IX).
3. 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;
  - (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 cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 8 for "no build" within the 15-metre (49 ft.) wide buffer area along the ALR boundary and for a minimum 27.4-metre (89 ft.) rear yard setback for the principal building;
  - (f) registration of a 5.0-metre (16 ft.) wide right-of-way for public access along the south property line of all proposed lots fronting 76 Avenue, to accommodate the Cloverdale Greenway;
  - (g) provision of cash-in-lieu for the construction of the 4.0-metre (13 ft.) wide multi-use pathway for the Cloverdale Greenway (76 Avenue) to the satisfaction of the Parks, Recreation & Culture Department;

- (h) registration of a Section 219 Restrictive Covenant advising future home owners of the existing farm operations on the adjacent agricultural lands; and
- (i) provision of voluntary contribution to facilitate riparian forest management within the proposed parkland area, to the satisfaction of the Parks, Recreation and Culture Department.

RES.R06-2130

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16112" pass its first reading.

RES.R06-2131

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. 16112" pass its second reading.

RES.R06-2132

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. 16112" be held at the  
 City Hall on October 16, 2006, at 7:00 p.m.

RES.R06-2133

Carried

- 8. 7906-0190-00**  
**10324 – 148 Street, 10338 – 148 Street, and 10344 – 148 Street**  
**Anthony Boni/Provincial Rental Housing Corporation, Inc. No. 52129**  
 Rezoning/Development Permit  
*Rezone from RF to CD and Development Permit to permit the development of a*  
*20-unit assisted living apartment building.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 10324 – 148 Street, 10338 – 148 Street, and 10344 - 148 Street .

The applicant is proposing:

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

in order to permit the development of a 20-unit assisted living 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 Higginbotham

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 authorize staff to draft Development Permit No. 7906-0190-00 in accordance with the attached drawings (Appendix III).
3. Council authorize staff to prepare a Housing Agreement By-law.
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) removal of the existing single family dwellings to the satisfaction of the Building Division;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (f) approval of a Housing Agreement By-law to ensure that the proposed units shall be occupied by the intended clients.

RES.R06-2134

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 Higginbotham  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R06-2138

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16114" pass its first reading.

RES.R06-2139

Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16114" pass its second reading.

RES.R06-2140

Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16114" be held at the  
City Hall on October 16, 2006, at 7:00 p.m.

RES.R06-2141

Carried

10. **7906-0125-00**  
**8084 – 120A Street**  
**Paul Goodwin (GBL Architects Group Inc.)/Nu-Tech Development Inc.,**  
**Inc. No. 609731, Golden Bay Trading Inc., Inc. No. 470092**  
Rezoning, Development Permit  
*Rezone from CD (By-law No. 8234) to CD. Development Permit to permit development of a 4-storey residential 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 8084 - 120A Street.

The applicant is proposing:

- a rezoning from CD (By-law No. 8234) to CD; and
- a Development Permit

in order to permit the development of a 4-storey residential 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 Villeneuve

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the property from "Comprehensive Development" Zone (CD) (By-law No. 8234) 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. 7906-0125-00 in accordance with the attached drawings (Appendix III).
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 finalized landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) the application adequately address concerns about the pressure this project will place on existing Parks, Recreation and Culture



Facilities in the neighbourhood to the satisfaction of the Parks,  
Recreation and Culture Department.

RES.R06-2142

Carried

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16115" pass its first reading.

RES.R06-2143

Carried

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

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16115" pass its second reading.

RES.R06-2144

Carried

It was then

Moved by Councillor Villeneuve  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16115" be held at the  
City Hall on October 16, 2006, at 7:00 p.m.

RES.R06-2145

Carried**11. 7906-0025-00****13342 - 72 Avenue****Subash Gupta, Kapri Developments Ltd./Star Lane Developments Ltd.**

Rezoning/Development Permit

*Rezone from RF to CD. Development Permit to permit the development of a  
22-unit townhouse complex.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 13342 - 72 Avenue.

The applicant is proposing:

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

in order to permit the development of a 22-unit townhouse complex.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
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 eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7906-0025-00 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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space; and
  - (f) the applicant adequately address the impact of no indoor amenity space.

RES.R06-2146

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16116" pass its first reading.

RES.R06-2147

Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16116" pass its second reading.  
RES.R06-2148 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16116" be held at the  
City Hall on October 16, 2006, at 7:00 p.m.  
RES.R06-2149 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### CLOVERDALE/CLAYTON

12. **7906-0274-00**  
**18682 Fraser Highway**  
**Llewellyn Fonseca, c/o Knight Signs/Trademark Property Group Ltd.**  
Development Variance Permit  
*Development Variance Permit to increase the maximum sign area of an on-site directional sign and to increase the maximum number of fascia signs.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 18682 Fraser Highway.

The applicant is proposing:

- a Development Variance Permit to relax the following Sign By-law regulations:
  - to increase the maximum sign area of one (1) on-site directional sign from 0.4 square metre (4 sq.ft.) to 2.0 square metres (22 sq.ft.); and
  - to increase the maximum number of fascia signs for one tenant from two (2) to seven (7)

in order to permit additional signs on the Westminster Savings Credit Union 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 Higginbotham  
Seconded by Councillor Steele  
That:

1. Council approve Development Variance Permit No. 7906-0274-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the maximum sign area of one (1) on-site directional sign from 0.4 square metre (4 sq. ft.) to 2.0 square metres (22 sq. ft.); and
  - (b) to vary the Sign By-law to increase the maximum number of fascia signs for one tenant from two (2) to seven (7).

RES.R06-2150

Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

#### 13. 7906-0215-00

##### 7262 - 132 Street

Andy Aadmi, 388 Construction Ltd./388 Construction Ltd., Inc. No. 698558/

A & A Construction Ltd., Inc. No. 616036

Rezoning/Development Permit

*Rezone from RF to IL. Development Permit to permit construction of a self-storage warehouse facility.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 7262 - 132 Street.

The applicant is proposing:

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

in order to permit the development of a 3,645.4 square metres (39,240 sq.ft.) self-storage warehouse facility.

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 "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0215-00 in accordance with the attached drawings (Appendix III).
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; and
  - (b) submission of a landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R06-2151 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16117" pass its first reading.

RES.R06-2152 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. 16117" pass its second reading.

RES.R06-2153 Carried

It was 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. 16117" be held at the  
City Hall on October 16, 2006, at 7:00 p.m.

RES.R06-2154 Carried

14. **7906-0363-00**  
**6047 - 146 Street**  
**Hunter Laird Engineering Ltd./Norman P. Mackie**  
 Rezoning  
*Rezone from RA to RF-12 to allow subdivision into approximately five single family small lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6047 - 146 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into five (5) single family residential small lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R06-2155 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16118" pass its first reading.

RES.R06-2156 Carried



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

It was  
RES.R06-2157  
No. 12000, Amendment By-law, 2006, No. 16118" pass its second reading.  
Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
Carried

It was then  
RES.R06-2158  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16118" be held at the City Hall on October 16, 2006, at 7:00 p.m.  
Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Zoning  
Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

FINAL ADOPTIONS

1. "Surrey Land Use Contract No. 235, Authorization By-law, 1976, No. 4861, Partial Discharge By-law, 2004, No. 15575"

7903-0432-00 - A-Maskeen Framing Ltd.

To discharge Land Use Contract No. 235 from a portion 8916 - 128 Street to allow the underlying RF Zone to come into effect.

Approved by Council: November 29, 2004

This by-law is proceeding in conjunction with By-law 15576.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Land Use Contract No. 235,  
 Authorization By-law, 1976, No. 4861, Partial Discharge By-law, 2004,  
 No. 15575" be finally adopted, signed by the Mayor and Clerk, and sealed with  
 the Corporate Seal.

RES.R06-2159

Carried with Councillor Bose against.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15576"

7903-0432-00 - A-Maskeen Framing Ltd.

RF (BL 12000) to CD (BL 12000) - 8916 - 128 Street - to allow the  
 development of approximately 11 townhouse units.

Approved by Council: November 29, 2004

This by-law is proceeding in conjunction with By-law 15575.

**Note:** A Development Permit (7903-0432-00) on the site is to be considered for  
 Final Approval under Clerk's Report, Item I.1(a) of this agenda.

- \* Planning & Development advise that (see memorandum dated September 18,  
 2006 in by-law backup) one of the 6 Redwoods (Sequoia) that had been  
 earmarked for retention was inadvertently removed during the course of  
 demolishing the house and barns that were on site. The applicant has since  
 revised the proposed landscaping that now includes the following:

- Installation of a 9-metre tall Redwood; and
- Upsizing of various trees such as Spruce, flowering Magnolias and Sweet Gum.

The corresponding cost estimates for the proposed landscaping were revised to  
 reflect the cost of the 9-metre (29.5 ft.) tall Redwood and the upsized trees. City-  
 authorized tree protection barriers have since been installed around the 5  
 remaining Redwoods.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15576" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2160

Carried with Councillor Bose against.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15890"

7905-0287-00 - Nediljko and Ika Rogic, c/o Barnett Dembek Architects Inc.  
(Lance Barnett)

RF to C-15 (BL 12000) - 10172 - 152A Street, and Portion of Lane - to permit the development of a 3-storey retail/office building.

Approved by Council: December 12, 2005

**Note:** A Development Permit (7905-0287-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b) of this agenda.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15890" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2161

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15894"

7905-0138-00 - Manor House Developments Ltd., c/o Pacific Land  
Resource Group Inc.

RF to RF-12 (BL 12000) - 14094 - 68 Avenue - to allow subdivision into  
6 small single family lots.

Approved by Council: December 12, 2005

- \* Planning & Development advise that (see memorandum dated September 20, 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. 15894" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2162

Carried



5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16055"

7906-0193-00 - Fraser Health Authority, c/o Lark Enterprises (Kirk Fisher)

RA to RMS-2 (BL 12000) - 15871, 15881, 15895 - 82 Avenue - to facilitate the construction of a 2-storey, 192-bed care facility in Fleetwood Town Centre.

Approved by Council: July 10, 2006

**Note:** A Development Permit (7906-0193-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c).

- \* Planning & Development advise (see memorandum dated September 22, 2006 in by-law backup) that it is now in order for Council to pass a resolution amending the Fleetwood Town Centre Neighbourhood Concept Plan to redesignate the site from Low Density Townhouses to Institutional.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend the Fleetwood Town Centre Neighbourhood Concept Plan to redesignate the site from Low Density Townhouses to Institutional.

RES.R06-2163

Carried

It was  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16055" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2164

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0432-00**  
**Isaac-Renton Architects/A Maskeen Framing Ltd.**  
8916 - 128 Street

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

"That Development Permit No. 7903-0432-00 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 15576 under Item H.2 of this agenda.

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

No. 7903-0432-00 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.R06-2165

Carried with Councillor Bose against.

- (b) **Development Permit No. 7905-0287-00**  
**Lance Barnett, Barnett Dembek Architects Inc.**  
**Nediljko and Ika Rogic**  
 10172 - 152A Street and Portion of Lane

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

"That Development Permit No. 7905-0287-00 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 15890 under Item H.3.

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

No. 7905-0287-00 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.R06-2166

Carried

- (c) **Development Permit No. 7906-0193-00**  
**Kirk Fisher, Lark Enterprises/Fraser Health Authority**  
 15871, 15881 and 15895 - 82 Avenue

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

"That Development Permit No. 7906-0193-00 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 16055 under Item H.5.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Development Permit  
 No. 7906-0193-00 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.R06-2167

Carried

- (d) **Development Permit No. 7905-0144-00**  
**Paul Rust Architect Inc./Johnson Enterprises Ltd.**  
 5585 Production Boulevard

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

"That Development Permit No. 7905-0144-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Development Permit  
 No. 7905-0144-00 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.R06-2168

Carried

2. **Genevieve Bucher, McElhanney Consulting Services Ltd.**  
**Peter Begemann; Sherrill Gammer; and Gladys Steward**  
**17024/34/52 - 80 Avenue, Proposed OCP amendment**  
**Item B.5 of the September 11, 2006 Regular Council Land Use Agenda**

See memorandum from the City Clerk regarding OCP component of the project.



Council is requested to pass the following motion:

- (a) That Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Planning Report for file no. 7905-0404-00 considered by Council on September 11, 2006, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*;
- (b) Rescind resolution R05-1946 which gave third reading to "Surrey Official Community Plan bylaw, 1996, No. 12900, No. 108 Amendment By-law, 2004, No. 15599B";
- (c) Amend "Surrey Official Community Plan bylaw, 1996, No. 12900, No. 108 Amendment By-law, 2004, No. 15599B" by deleting the properties at 17024, 17034 and 17052 - 80 Avenue;
- (d) Consider Third Reading to By-law No. 15599B as amended (for the property located at 16955 Fraser Highway), which will be held in abeyance until the requirement of community benefit is provided to satisfy the OCP Amendment policy, at the rezoning stage; and
- (e) Introduce a new by-law to amend the OCP to redesignate the subject site from Suburban to Urban and a date for Public Hearing be set (see map attached).

It was

Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Council:

- (a) Determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Planning Report for file no. 7905-0404-00 considered by Council on September 11, 2006, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*;
- (b) Rescind resolution R05-1946 which gave third reading to "Surrey Official Community Plan bylaw, 1996, No. 12900, No. 108 Amendment By-law, 2004, No. 15599B";
- (c) Amend "Surrey Official Community Plan bylaw, 1996, No. 12900, No. 108 Amendment By-law, 2004, No. 15599B" by deleting the properties at 17024, 17034 and 17052 - 80 Avenue;
- (d) Consider Third Reading to By-law No. 15599B as amended (for the property located at 16955 Fraser Highway), which will be held in

abeyance until the requirement of community benefit is provided to satisfy the OCP Amendment policy, at the rezoning stage; and

- (e) Introduce a new by-law to amend the OCP to redesignate the subject site from Suburban to Urban and a date for Public Hearing be set (see map attached).

RES.R06-2169

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Council rescind Resolution R05-1946

of July 25, 2005 Regular Council - Land Use Minutes passing Third Reading of By-law No. 15599B.

RES.R06-2170

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Council revise By-law 15599B to

delete the legal descriptions and civic addresses for the properties at 17024, 17034 and 17052 - 80 Avenue.

RES.R06-2171

Carried

It was

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

bylaw, 1996, No. 12900, No. 108 Amendment By-law, 2004, No. 15599B" pass its third reading, as amended.

RES.R06-2172

Carried

It was

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

By-law, 1996, No. 12900, No. 144 Amendment By-law, 2006, No. 16099" pass its first reading.

RES.R06-2173

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, No. 144 Amendment By-law, 2006, No. 16099" pass its second reading.

RES.R06-2174

Carried

It was then  
 Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 144 Amendment By-law, 2006,  
 No. 16099" be held at the City Hall on October 16, 2006, at 7:00 p.m.  
 RES.R06-2175 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.R06-2176 Carried

The Regular Council- Land Use meeting adjourned at 4:40 p.m.

Certified Correct:

  
 \_\_\_\_\_  
 City Clerk

  
 \_\_\_\_\_  
 Mayor