



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, DECEMBER 4, 2006
Time: 4:45 p.m.

Present:

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

Absent:

Councillors Entering Meeting as Indicated:

Mayor Watts

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. CALL TO ORDER

Acting Mayor Hepner called the meeting to order.

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. **7906-0064-00**
9800 - 190 Street
Krahn Engineering/Loon Properties (Incorporation No. 118136)
Development Variance Permit
Development Variance Permit to relax various setback requirements of the IL Zone, in order to permit the construction of an industrial building in Port Kells.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 9800 - 190 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - to relax the west interior side yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.); and
 - to relax the minimum south interior side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 to 1.5 metres (5 ft.)

in order to permit the construction of an industrial building in Port Kells.

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. 7906-0064-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to relax the west interior side yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.); and
 - (b) to relax the minimum south interior side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 to 1.5 metres (5 ft.).

RES.R06-2727

Carried

NEWTON

2. **7906-0451-00**
Portion of 7242 King George Highway
Paul Chiu, Urban Design Group Architects Ltd.
7218 KG Financial Inc.
Director Information:
Arnold Silber
Officer Information: (as at March 14, 2006)
Arnold Silber (President, Secretary)
Development Permit
Development Permit to permit renovations to an existing commercial building.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located on portion of 7242 King George Highway.

The applicant is proposing:

- a Development Permit

in order to allow a store front and exterior renovation of the existing multi-tenant commercial building.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Council approve the attached

Development Permit No. 7906-0451-00 (Appendix III, authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R06-2728

Carried

SURREY CITY CENTRE/WHALLEY

3. 7906-0069-00

Portion of 9348 King George Highway

Bob Hui, c/o 99 Nursery & Florist Inc./Holdgate Holdings Inc.,

Inc. No. 0485473

OCP Amendment\Temporary Commercial Use Permit

OCP Amendment to declare a portion of the property a Temporary Commercial Use Permit Area and a Temporary Commercial Use Permit for the short-term parking of vehicles and for retail sales of plants and supplies.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Commercial Use Permit on property located at portion of 9348 King George Highway.

The applicant is proposing:

- an OCP amendment to declare the portion of property a Temporary Commercial Use Permit Area; and
- a Temporary Commercial Use Permit

in order to allow the short term parking of vehicles under 5,000 kilograms (11,023 lbs) and for outdoor retail sales of plants and supplies for a period not to exceed two years.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That:

1. a By-law be introduced to declare a portion of the property a Temporary Commercial Use Permit Area and a date for Public Hearing be set.

2. Council approve Temporary Commercial Use Permit No. 7906-0069-00 (Appendix V) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of sufficient security to ensure the use is discontinued after the expiry of the Temporary Commercial Use Permit.

RES.R06-2729

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 69 Amendment By-law 2006, No. 16176" pass its first reading.

RES.R06-2730

Carried

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. 69 Amendment By-law 2006, No. 16176" pass its second reading.

RES.R06-2731

Carried

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. 69 Amendment By-law 2006, No. 16176" be held at the City Hall on December 18, 2006, at 7:00 p.m.

RES.R06-2732

Carried**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

4. **7906-0111-00**
Portions of 1634, 1646 and 1658 King George Highway
605952 B.C. Ltd.

Director Information:**Elva Jane Dorward****Officer Information: (as at April 26, 2006)****Elva Jane Dorward (President, Secretary)**

Rezoning/Development Variance Permit

Rezoning from RF and RM-D to CD and from RM-D to RF to permit subdivision into 5 single family and 10 semi-detached residential lots. DVP to allow a reduced rear yard setback on one lot for tree retention and for reduced lot depth on one lot.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located on portions of 1634, 1646 and 1658 King George Highway .

The applicant is proposing:

- a partial rezoning from RF and RM-D to CD and from RM-D to RF; and
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the minimum rear yard setback of the CD Zone from 6.5 metres (21 ft.) to 4.0 metres (13 ft.) for proposed Lot 6; and
 - to reduce the minimum lot depth from 28 metres (92 ft.) to 27 metres (89 ft.) for proposed Lot 2

in order to allow subdivision into ten (10) semi-detached and five (5) 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. a By-law be introduced to rezone Block A (shown on Appendix V attached) from "Single Family Residential Zone (RF)" (By-law No. 12000) and Block B (as shown on Appendix V attached) from "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix X).
2. a By-law be introduced to rezone Block C shown on Appendix V attached from "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7906-0111-00 (Appendix XIII) varying the following to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the CD Zone from 6.5 metres (21 ft.) to 4.0 metres (13 ft.) for proposed Lot 6; and
 - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 27 metres (89 ft.) for proposed Lot 2.
4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect
 - (d) submission of \$3,000 bond per tree to ensure retention of trees 5992, 5994 and 5996 on the adjacent property to the north (1674 King George Highway);
 - (e) submission of final lot grading plan detailing finalized house design for Lots 6 and 15, cross-sections showing a finalized interface treatment for these lots to demonstrate adequate grading and tree retention to the satisfaction of the City;
 - (f) registration of a Section 219 Restrictive Covenant and easement for shared driveway access for the appropriate semi-detached housing lots;
 - (g) registration of a shared party wall agreement for semi-detached lots; and
 - (h) the applicant address the shortfall in tree replacement.
5. Council pass a resolution to partially amend the King George Highway Corridor Land Use Plan to redesignate the land shown as Blocks A and B on Appendix V from "Multiple Residential (10 upa)" to "Semi-Detached Residential".

RES.R06-2733

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16177A" pass its first reading.
RES.R06-2734 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. 16177A" pass its second reading.
RES.R06-2735 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. 16177A" be held at the
City Hall on December 18, 2006, at 7:00 p.m.
RES.R06-2736 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16177B" pass its first reading.
RES.R06-2737 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16177B" pass its second reading.
RES.R06-2738 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16177B" be held at the
City Hall on December 18, 2006, at 7:00 p.m.
RES.R06-2739 Carried

SURREY CITY CENTRE/WHALLEY

5. 7906-0470-00

10289 - 133 Street

Gurcharan Budwal/

677401 BC Ltd.

Director Information:

Gurcharanjit S. Budwal

Paramjit Kaur Budwal

Daljeet Kaur Hans

Manjeet Singh Hans

No Officer Information Filed as at September 19, 2005

Development Variance Permit

Development Variance Permit to permit a reduction in indoor amenity space, in order to permit the development of one additional residential unit within an apartment building currently under construction in City Centre.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10289 - 133 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the amount of indoor amenity space from 156 square metres (1,679 sq.ft.) to 64 square metres (689 sq.ft.)

in order to permit the development of one additional residential unit within an apartment building currently under construction in City 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 Gill

That:

1. Council approve Development Variance Permit No. 7906-0470-00, (Appendix IV) varying the following section of CD By-law No. 15226, to proceed to Public Notification:
 - (a) to vary Section J.1(b) to reduce the amount of indoor amenity space from 156 square metres (1,679 sq. ft.) to 64 square metres (689 sq. ft.).
2. Council instruct staff to resolve the following issue prior to approval:

- (a) the applicant adequately address the impact of reduced indoor amenity space.

RES.R06-2740

Carried

6. 7906-0164-00

10433 West Whalley Ring Road

Carson Nofle, Focus Architecture/Newgen Whalley Properties

Development Permit/Development Variance Permit

Development Permit to permit a high-rise apartment building. Development Variance Permit to vary lot coverage, setbacks, parking and balcony requirements.

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 10433 West Whalley Ring Road.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - increase the maximum lot coverage from 33% to 40%;
 - reduce the minimum northern side yard setback of the principal building from 7.5 metres (25 ft.) to 6.8 metres (22.0 ft.);
 - reduce the minimum northern side yard setback of an accessory building from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.);
 - reduce the minimum southern side yard setback of the principal building from 7.5 metres (25 ft.) to zero;
 - reduce the minimum southern side yard and rear yard of an accessory building from 7.5 metres (25 ft.) to zero;
 - reduce the number of required resident parking spaces from 196 to 180;
 - permit 44 non ground-oriented dwelling units without balconies; and
 - reduce the number of required bicycle storage spaces from 216 to 156

in order to permit the development of a 21-storey high-rise apartment building in Surrey City Centre.

Mayor Watts entered the meeting at 4:57 p.m. and assumed the Chair.

Delegation

Carson Nofle, Focus Architecture, was in attendance and commented that the proposed bicycle storage space would feature bike racks in a room, not in individual boxes in a storage area. He continued that the bicycles could be stood up on end and that storage would be assigned on a first come, first serve basis.

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 the applicant's request to reduce the amount of required indoor amenity space from 540 square metres (5,800 sq. ft.) to 458 square metres (4,900 sq. ft.).
2. Council authorize staff to draft Development Permit No. 7906-0164-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7906-0164-00, (Appendix VIII) varying the following sections of Comprehensive Development Zone (By-law No. 15378), to proceed to Public Notification:
 - (a) in Section E.3, Lot Coverage, the maximum lot coverage is increased from 33% to 40%;
 - (b) in Section F.1 Yards and Setbacks, the minimum northern side yard setback of the principal building is reduced from 7.5 metres (25 ft.) to 6.8 metres (22.0 ft.);
 - (c) in Section F.1 Yards and Setbacks, the minimum northern side yard setback of an accessory building is reduced from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.);
 - (d) in Section F.1 Yards and Setbacks, the minimum southern side yard setback of the principal building is reduced from 7.5 metres (25 ft.) to zero;
 - (e) in Section F.1 Yards and Setbacks, the minimum southern side yard and rear yard of an accessory building is reduced from 7.5 metres (25 ft.) to zero;
 - (f) in Section H.1 Off-Street Parking, the number of required resident parking spaces is reduced from 196 to 180;

- (g) in Section J.3 Special Regulations, 44 non ground-oriented dwelling units are permitted without balconies; and
 - (h) in Section L.4 Other Regulations, the number of required bicycle storage spaces is reduced from 216 to 156.
4. Council instruct staff to resolve the following issues prior to approval:
- (a) architectural and landscape revisions to the satisfaction of the City Architect and Landscape Architect respectively; and
 - (b) the applicant adequately address the impact of reduced indoor amenity space.

RES.R06-2741

Carried**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SOUTH SURREY**

7. **7906-0410-00**
2355 - 160 Street
Nathan Hildebrand (Smart Centres)/Surrey South Shopping Centres Limited, Inc. No. A-63002
Development Permit
Development Permit to permit the development of a 4,806 square metre (52,000 sq. ft.) addition to the Wal-Mart store.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 2355 - 160 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 4,806 square metre (52,000 sq.ft.) addition to the Wal-Mart store.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That Council approve the attached Development Permit No. 7906-0410-00 (Appendix VII), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R06-2742

Carried

8. 7906-0201-00

19150 - 28 Avenue

Campbell Station Centre Ltd./Campbell Heights Developments Ltd., Inc.

No. 675110

Rezoning/Development Permit

Local Area Plan Amendment to redesignate a portion of the site from Commercial to Technology Park/Business Park. Rezone from C-5 to CD and Development Permit to permit development of a commercial/industrial complex including a gas station.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 19150 - 28 Avenue.

The applicant is proposing:

- a Local Area Plan amendment from Commercial to Technology Park or Business Park for a portion of the site;
- a rezoning from C-5 to CD; and
- a Development Permit

in order to permit the development of a commercial/industrial complex including a gas station.

Jerry Olma, Avondale Incorporation and Campbell Station Centre Ltd. was in attendance and commented that the proposal is based on tilt-up construction as opposed to industrial cladding. He noted that the project would feature large, sloped roofs on each building, and new color and landscaping schemes. He added that there were a lot of changes involved but that the project would remain a similar sized building with a new architectural look. He advised that he did not have an updated rendering on the industrial building, but added that it has been changed in that the exterior will feature matching rock columns, sloped roofs, and the same color scheme. He stated that the proposed uses have not changed: bank, restaurant, gas station and convenience store.

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

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

1. a By-law be introduced to rezone the property from "Neighbourhood Commercial Zone (C-5)" (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. 7906-0201-00 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 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 finalized landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of reciprocal access easements between proposed Lots 1, 2 and 3 for shared driveway access between these 3 proposed lots; and
 - (f) the applicant adequately address deficiencies in tree retention on this site.
4. Council pass a resolution to amend the Campbell Heights Local Area Plan to redesignate the portion of the site defined as Block "C" on the plan attached as Appendix VIII from Commercial to Technology Park or Business Park when the project is considered for final adoption.

RES.R06-2743

Carried with Mayor Watts against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16180" pass its first reading.
 RES.R06-2744 Carried with Mayor Watts against.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16180" pass its second reading.
 RES.R06-2745 Carried with Mayor Watts against.

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16180" be held at the
 City Hall on December 18, 2006, at 7:00 p.m.
 RES.R06-2746 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

9. **7906-0100-00**
18752 - 54 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd./Sunmark Developments Ltd., Inc. No. 449592
 OCP Amendment/Rezoning
OCP Amendment from Suburban to Urban. Rezone from A-1 to CD to create approximately 16 large urban single family residential lots.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on property located at 18752 - 54 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from A-1 to CD

in order to allow subdivision into approximately 16 large urban single family residential lots.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That:

1. a By-law be introduced to amend the Official Community Plan by redesignating the property from Suburban to Urban and a date for Public Hearing be set.
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 "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date for Public Hearing be set.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) address concerns about the pressure this project will place on existing facilities to the satisfaction of the Parks, Recreation and Culture Department;
 - (f) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications; and
 - (g) resolution of tree replacement issues to the satisfaction of the Acting General Manager, Planning and Development.

5. Council pass a resolution to amend the Cloverdale Local Area Plan to redesignate the land from "Suburban Residential Half Acre" to "Urban Residential" when the project is considered for final adoption.

RES.R06-2747

Carried

It was

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

By-law, 1996, No. 12900, Text No. 152 Amendment By-law 2006, No. 16181" pass its first reading.

RES.R06-2748

Carried

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

It was

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

By-law, 1996, No. 12900, Text No. 152 Amendment By-law 2006, No. 16181" pass its second reading.

RES.R06-2749

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, Text No. 152 Amendment By-law
 2006, No. 16181" be held at the City Hall on December 18, 2006, at 7:00 p.m.

RES.R06-2750

Carried

It was

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

No. 12000, Amendment By-law, 2006, No. 16182" pass its first reading.

RES.R06-2751

Carried

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

It was

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

No. 12000, Amendment By-law, 2006, No. 16182" pass its second reading.

RES.R06-2752

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. 16182" be held at the City Hall on December 18, 2006, at 7:00 p.m.

RES.R06-2753

Carried

10. 7905-0137-00

7906-0099-00

**18875 and 18921 Fraser Highway, 6738 and 6774 - 188 Street,
18990 and 19010 - 68 Avenue**

Alison Davies, BFW Developments Ltd./Benchmark Management Ltd., Inc. No. 282784

Progressive Construction Ltd., Inc. No. 74269

Robert Kenneth Abernethy and Frances Martha Abernethy

Sandeep Birring and Swaran Kaur Birring

NCP Amendment/Rezoning

Amend NCP for portions from Business Park and Open Space/Park to Special Residential. Rezone portions from RA to RF-9S in order to allow subdivision into approximately 76 small lots and 5 remainder RA lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan on properties located at 18875 and 18921 Fraser Highway, 6738 and 6774 - 188 Street, 18990 and 19010 - 68 Avenue.

The applicant is proposing:

- an NCP amendment for portions from Business Park and Open Space/Park on Private Property to 10-15 upa Special Residential; and
- a rezoning of portions from RA to RF-9S

in order to allow subdivision into approximately 76 special single family small lots which allow certain low impact retail and service commercial uses and 5 remainder lots, in East Clayton.

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

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

1. For 7905-0137-00: a By-law be introduced to rezone Block A as shown on the attached Survey Plan (Appendix I, page 346) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Single Family Residential (9) Zone (RF-9S)" (By-law No. 12000) and a date be set for Public Hearing.
2. For 7906-0099-00: a By-law be introduced to rezone Block A as shown on the attached Survey Plan (Appendix I, page 347) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Single Family Residential (9) Zone (RF-9S)" (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 of both by-laws:
 - (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 separate subdivision plans to the satisfaction of the Approving Officer;
 - (c) registration of a Section 219 Restrictive Covenant to secure a "no build" on the proposed Lots 53-56 under File No. 7905-0137-00 to protect for future development based on corresponding Neighbourhood Commercial and Business Park designations;
 - (d) registration of a Section 219 Restrictive Covenant to secure a "no build" on portions of proposed Lots 1 and 35 under File No. 7905-0137-00 to ensure future consolidation with adjacent parcels;
 - (e) registration of a Section 219 Restrictive Covenant to secure a "no build" on the acreage portion of proposed Lot 24 under File No. 7905-0099-00 to protect for future development based on Business Park designations;
 - (f) registration of a Section 219 Restrictive Covenant to secure a "no build" on portions of proposed Lots 1, 16, 17 and 24 under File No. 7906-0099-00 to ensure future consolidation with adjacent parcels;
 - (g) registration of a statutory right-of-way on proposed Lot 24 (File No. 7906-0099-00) for the future alignment of 190 Street;

- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 54, 55 and 24 to protect the required buffer area;
- (i) registration of a Section 219 Restrictive Covenant notifying the future owners of the more stringent Building Code requirements that have to be complied with in constructing or upgrading an existing house to operate a business as permitted under the RF-9S Zone; and
- (j) demolition of existing structures to the satisfaction of the Building Division.

4. Council pass separate resolutions to amend the East Clayton NCP to redesignate portions of the lands from Business Park and Open Space/Park on Private Property to 10-15 upa Special Residential (Appendix III) when the corresponding projects are considered for final adoption.

RES.R06-2754

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16183" pass its first reading.

RES.R06-2755

Carried

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16183" pass its second reading.

RES.R06-2756

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16183" be held at the
 City Hall on December 18, 2006, at 7:00 p.m.

RES.R06-2757

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16184" pass its first reading.

RES.R06-2758

Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16184" pass its second reading.
 RES.R06-2759 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16184" be held at the
 City Hall on December 18, 2006, at 7:00 p.m.
 RES.R06-2760 Carried

NEWTON

11. **7905-0224-00**
7078, 7094, 7112, 7130 & 7160 - 144 Street; 7075, & 7080 - 144A Street,
Portion of 144A Street, Portion of Lane
**Clarence Arychuk, Hunter Laird Engineering/
 James and Louise Sherwood**
Surjeet and Darshan Bath
699400 B.C. Ltd.
Director Information:
Amritpal Singh Gill
Mohinder Singh Samra
No Officer Information filed as at July 8, 2005
430866 B.C. Ltd.
Director Information:
Mohinder Singh Samra
No Officer Information filed as at August 19, 2006
 NCP Amendment/Rezoning/Development Permit/Development Variance Permit
*NCP Amendment from Townhouses to Med-High Density Townhouses and Single
 Family Small Lots. Rezoning from RA to RM-30, RF-SD, RF-9C & RF-12 and a
 DP in order to allow development into 63 single family lots, 17 semi-detached
 lots, and 62 townhouse units. DVP to vary setbacks of the townhouses and to
 reduce the amount of indoor amenity space required.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 7094, 7112, 7130 & 7160 - 144 Street; 7075, 7078 & 7080 - 144A Street, and Portion of 144A Street, Portion of Lane .

The applicant is proposing:

- an NCP amendment from Townhouses (max. 15 upa) to Medium-High Density Townhouses and Single Family Small Lots;

- a rezoning from RA to RM-30, RF-SD, RF-9C & RF-12;
- a Development Permit; and
- a Development Variance Permit for the proposed RM-30 portion of the site to relax the following by-law regulations:
 - to reduce the minimum requirement for indoor amenity space from 3.0 square metres (32 sq.ft.) per unit to 1.6 square metres (17.4 sq.ft.) per unit;
 - to reduce the minimum northerly side yard setback for buildings and structures from 7.5 metres (25.0 ft.) to 4.5 metre (15.0 ft.);
 - to reduce the minimum southerly side yard setback for buildings and structures from 7.5 metres (25.0 ft.) to a minimum of 6.1 metres (20.0 ft.);
 - to reduce the minimum rear (easterly) setback for buildings and structures from 7.5 metres (25.0 ft.) to a minimum of 4.9 metres (16.1 ft.); and
 - to reduce the minimum front (westerly) setback for buildings from 7.5 metres (25.0 ft.) to 6.1 metres (20.0 ft.), and from 7.5 metres (25 ft.) to 4.5 metres (15.0 ft.) for decks/porches

in order to permit the development of 63 single family small lots, 17 semi-detached lots and 62 townhouse units.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That:

1. a By-law be introduced to rezone Block A on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000); to rezone Block B on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000); to rezone Block C on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000); and to rezone Block D on Appendix VIII 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 authorize staff to draft Development Permit No. 7905-0224-00 in accordance with the attached drawings (Appendix IV).

3. Council approve Development Variance Permit No. 7905-0224-00, (Appendix XII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum requirement for indoor amenity space from 3.0 square metres (32 sq. ft.) to 1.6 square metres (17.4 sq. ft.);
 - (b) to reduce the minimum northerly side yard setback for buildings and structures from 7.5 metres (25.0 ft.) to 4.57 metre (15.0 ft.);
 - (c) to reduce the minimum southerly side yard setback for buildings and structures from 7.5 metres (25.0 ft.) to a minimum of 6.1 metres (20.0 ft.);
 - (d) to reduce the minimum rear (easterly) setback for buildings and structures from 7.5 metres (25.0 ft.) to a minimum of 4.92 metres (16.1 ft.); and
 - (d) to reduce the minimum front (westerly) setback for buildings from 7.5 metres (25.0 ft.) to 6.1 metres (20.0 ft.) and from 7.5 metres (25 ft.) to 4.57 metres (15.0 ft.) for decks/porches.

4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a final landscaping cost estimate and securities 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;
 - (f) the applicant to adequately address the shortfall in the provision of indoor amenity space for the RM-30 portion of the site;
 - (g) the applicant to adequately address the shortfall in tree replacement resulting from tree cutting; and

(h) completion of a by-law to allow for the closure of unopened 144A Street road allowance and unopened lane located within the subject site prior to final rezoning approval.

5. Council pass a resolution to amend East Newton South NCP to redesignate the land from "Townhouses (max. 15 upa)" to "Medium-High Density Townhouses" and "Single Family Small Lots" when the project is considered for final adoption.

RES.R06-2761

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16185" pass its first reading.

RES.R06-2762

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16185" pass its second reading.

RES.R06-2763

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. 16185" be held at the
City Hall on December 18, 2006, at 7:00 p.m.

RES.R06-2764

CarriedNEWTON**12. 7906-0162-00****12120 and 12098 - 82 Avenue****Maciej Dembek (Barnett Dembek Architects Inc.)****Scott Central Developments Ltd., Inc. No. 0749932**

OCP Amendment/Rezoning/Development Permit

OCP Amendment from Commercial to Multiple Residential. Rezone from CD (By-law No. 12312) and C-8 to CD and DP to permit development of a four-storey apartment building.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Permit application on properties located at 12120 and 12098 - 82 Avenue.

The applicant is proposing:

- a partial OCP amendment from Commercial to Multiple Residential;
- a rezoning from CD (By-law No. 12312) and C-8 to CD; and
- a Development Permit

in order to permit the development of a four-storey apartment building.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That:

1. a By-law be introduced to amend the OCP by redesignating the property at 12098 - 82 Avenue from Commercial to Multiple Residential 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. 12312) and "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0162-00 in accordance with the attached drawings (Appendix III).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant and reciprocal access agreement with the neighbouring properties at 8172 and 8164 - 120A Street to ensure a minimum 15 metre (50 ft.) building separation and enable a shared use of common outdoor amenity areas (courtyard); and
 - (f) the applicant 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.
6. Council pass a resolution to amend the Newton Local Area Plan to redesignate the property at 12098 - 82 Avenue from Retail Commercial to Multiple Residential (Medium-Rise) when the project is considered for final adoption.

RES.R06-2765

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 153 Amendment By-law 2006, No. 16186" pass its first reading.

RES.R06-2766

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 153 Amendment By-law 2006, No. 16186" pass its second reading.

RES.R06-2767

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Martin

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 153 Amendment By-law 2006, No. 16186" be held at the City Hall on December 18, 2006, at 7:00 p.m.

RES.R06-2768

Carried

It was
RES.R06-2769
No. 12000, Amendment By-law, 2006, No. 16187" pass its first reading.
Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
Carried

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

It was
RES.R06-2770
No. 12000, Amendment By-law, 2006, No. 16187" pass its second reading.
Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
Carried

It was then
RES.R06-2771
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16187" be held at the City Hall on December 18, 2006, at 7:00 p.m.
Moved by Councillor Hunt
Seconded by Councillor Martin
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 Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16130"

7906-0303-00 - Elim Housing Society, c/o Field & Marten (Doug Chrystal)

CD (BL 15492) to CD (BL 12000) - 9010, 9060 and 9080 - 158 Street, 8987 and 9055 - 160 Street - to permit the development of a three-storey care facility that forms part of the Elim Housing Society seniors-oriented housing complex in Fleetwood.

Approved by Council: October 16, 2006

Note: A Development Permit (7906-0303-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b).

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16130" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2772

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16036"

7905-0346-00 - 0755013 BC Ltd., c/o Hunter Laird Engineering Ltd.
 (Clarence Arychuk)

RA to RF-9C (BL 12000) - 6715 - 194 Street - to allow subdivision into approximately 15 small single family lots with coach houses in East Clayton.

Approved by Council: June 12, 2006

- * Planning & Development advise that (see memorandum dated November 30, 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 East Clayton Neighbourhood Concept Plan to redesignate portions of the land from Medium-High Density (15-25 upa) and Low Density (8-10 upa) to Medium Density (6-10 upa).

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend the East Clayton
 Neighbourhood Concept Plan to redesignate portions of the land from Medium-
 High Density (15-25 upa) and Low Density (8-10 upa) to Medium Density
 (6-10 upa).

RES.R06-2773 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16036" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2774 Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 127 Amendment
 By-law, 2005, No. 15874"

7905-0086-00 - Amarjit Hayre, Surinder Siekham, Linda Chahl, Iqbal Gill,
 Tip Top Developments Ltd., 680431 B.C. Ltd.
 Somal & Litt Enterprises. Ltd. Annadale Holdings Ltd.,
 c/o H.Y. Engineering Ltd. (Richard Brooks)

To authorize the redesignation of portions of the properties located at 10094,
 10112, 10136, 10168, 10178, 10216, 10230 - 176 Street, and 17626 Barnston
 Drive East from "Suburban" (SUB) and "Industrial" (IND) to "Urban" (URB).

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-law 15875.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 127 Amendment By-law, 2005, No. 15874" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R06-2775 Carried with Councillor Bose against.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15875"

7905-0086-00 - Amarjit Hayre, Surinder Siekham, Linda Chahl, Iqbal Gill,
Tip Top Developments Ltd., 680431 B.C. Ltd.
Somal & Litt Enterprises. Ltd. Annadale Holdings Ltd.,
c/o H.Y. Engineering Ltd. (Richard Brooks)

RA and IL to RF (BL 12000) - Portions of 10094, 10112, 10136, 10168,
10178, 10216, 10230 - 176 Street, and 17626 Barnston Drive East - to
allow subdivision into approximately 59 single family residential lots.

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-law 15874.

- * Planning & Development advise that (see memorandum dated November 30, 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 North Slope Study to redesignate the land from Cluster Housing to Urban Residential.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend the North Slope Study
to redesignate the land from Cluster Housing to Urban Residential.

RES.R06-2776 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15875" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2777 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0185-00**
Pacific Land Resource Group/Pacific Link Industrial Park Ltd.
Portion of 10299 Grace Road

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

"That Development Permit No. 7906-0185-00 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 Gill
That Development Permit

No. 7906-0185-00 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.R06-2778

Carried

- (b) **Development Permit No. 7906-0303-00**
Marten Van Huizen, Field & Marten/Elim Housing Society
9055 - 160 Street

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

"That Development Permit No. 7906-0303-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law No. 16130 under Item H.1.

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

No. 7906-0303-00 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.R06-2779

Carried**J. OTHER BUSINESS**

1. **7905-0234-00**
18852 and 18912 - 54 Avenue
Harp Hoonjan, Platinum Projects Ltd.
S.H.3 Development Corporation,
Inc. No. 0714844
Director Information:
Seyed Ali-Akbar Sadat-Hosseini
Officer Information: (as at January 26, 2006)
Seyed Ali-Akbar Sadat-Hosseini (President, Secretary)
 OCP Amendment/Rezoning
OCP Amendment from Suburban to Urban. Rezone from A-1 to RF to create approximately 42 single family residential lots.

Consideration of the following motion was deferred at the November 20, 2006 Regular Council - Land Use meeting for a report from staff with respect to buffering.

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

1. a By-law be introduced to amend the Official Community Plan by redesignating the property from Suburban to Urban and a date for Public Hearing be set.
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 "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

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) approval from the Ministry of Transportation;
 - (d) address concerns about the pressure the project will generate on existing facilities to the satisfaction of the Parks, Recreation and Culture Department;
 - (e) final approval from the Department of Fisheries & Oceans for compensation works and drainage plans relative to the Class "B" watercourse on the site;
 - (f) submission of an acceptable tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) resolution of tree replacement issues;
 - (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (i) registration of a "No Build" Restrictive Covenant on proposed Lots 11 through 19 inclusive, to ensure that no building, structures or improvements will be erected or placed within a 6-metre (19.69 ft.) wide landscape buffer area abutting the industrial lands to the south;
 - (j) submission of a landscape plan for the landscape buffer and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (k) completion of the landscape buffer as part of the Engineering Servicing Agreement;
 - (l) registration of a Section 219 Restrictive Covenant on all of the proposed lots notifying owners to the potential for noise related to adjacent industrial uses and to require mitigating measures to reduce the impact of external noise sources from the proximity to industrial uses to the south and east;

- (m) registration of a Section 219 Restrictive Covenant on proposed Lots 11 through 19, inclusive, to require rear yard setbacks to be measured from the northernmost edge of the "No-Build" covenant area; and
 - (n) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications.
5. Council pass a resolution to amend the Cloverdale Local Area Plan to redesignate the land from Suburban Residential (1/2 Acre) to Urban Residential when the project is considered for final adoption.

RES.R06-2780

Carried with Councillor Bose against.

If the above motion is approved, Council may wish to consider the following by-laws:

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 147 Amendment By-law 2006, No. 16148" pass its first reading.

RES.R06-2781

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 Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 147 Amendment By-law 2006, No. 16148" pass its second reading.

RES.R06-2782

Carried with Councillor Bose against.

It was then

Moved by Councillor Hunt
Seconded by Councillor Gill

That the Public Hearing on "Surrey Official Community Plan By-law, 1996, No. 12900, No. 147 Amendment By-law 2006, No. 16148" be held at the City Hall on December 18, 2006, at 7:00 p.m.

RES.R06-2783

Carried with Councillor Bose against.

It was

Moved by Councillor Hunt
Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2006, No. 16149" pass its first reading.

RES.R06-2784

Carried with Councillor Bose against.

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

It was
 No. 12000, Amendment By-law, 2006, No. 16149" pass its second reading.
 RES.R06-2785

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
Carried with Councillor Bose against.

It was then
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16149" be held at the
 City Hall on December 18, 2006, at 7:00 p.m.
 RES.R06-2786

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
Carried with Councillor Bose against.

K. ADJOURNMENT

It was
 meeting do now adjourn.
 RES.R06-2787

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Regular Council - Land Use
Carried

The Regular Council- Land Use meeting adjourned at 5:17 p.m.

Certified Correct:



 City Clerk



 Mayor