



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, MARCH 12, 2007
Time: 5:20 p.m.

Present:

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

Absent:

Councillor Gill

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
Acting General Manager, Planning &
Development
General Manager, Engineering
General Manager, Finance, Technology &
Human Resources
General Manager, Parks, Recreation & Culture
Manager, Current Area Planning &
Development, North Division
Manager, Current Area Planning &
Development, South Division
Manager, Land Development, Engineering
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

1. **7907-0025-00**
Portion of 15360 - 32 Avenue
Rick Johnson, Rimark Consulting Services /Robert Scot and
Cheryl Ann McGillivray

Temporary Use Permit

Temporary Use Permit to allow the continued use of a portion of the property as an automotive repair shop on a temporary basis.

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit on property located on a portion of 15360 - 32 Avenue.

The applicant is proposing:

- a Temporary Use Permit

in order to allow a continued operation of an existing automotive repair shop limited to vehicles less than 5,000 kilograms (11,023 lbs.) gross vehicle weight (GVW).

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 refer to back to staff the
Temporary Use Permit No. 7907-0025-00 to resolve the issues raised in the letter,
dated March 12, 2007, from Foxridge Homes.

RES.R07-745 Carried

- 2. **7906-0508-00**
12752 - 28 Avenue
David Grant, Aylett Grant C.A.'s/694858 B.C. Ltd., Inc.No. 694858

Director Information:

Peter Aylett
Connie Aylett
David Grant

Officer Information: (as at May 12, 2006)

Peter Aylett (President)
David Grant (Secretary)

Development Permit
Development Permit to permit the installation of a free-standing sign.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12752 - 28 Avenue.

The applicant is proposing:

- a Development Permit

in order to allow a free-standing sign.

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. 7906-0508-00 (Appendix VI), 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.R07-746 Carried

3. **7905-0387-00**
3233 - 176 Street and Portion of 3255 - 176 Street
John Ho, John H. Ho Architect/Malhi Brother Enterprises Ltd., Inc.
No. 681889
Saba Singh and Robert John Baba Mangat
 ALR/Rezoning/Development Permit/Development Variance Permit
Subdivision and non-farm use in the ALR. Rezone from A-1 and CD (By-law No. 13261) to CD and a DP to allow a gas station, convenience store and drive-through restaurant. DVP to relax the extension of City sanitary servicing.

The Acting General Manager of Planning & Development submitted a report concerning an application for subdivision and non-farm use within the ALR, a rezoning application, and applications for a Development Variance Permit and a Development Permit on properties located at 3233 - 176 Street and Portion of 3255 - 176 Street.

The applicant is proposing:

- non-farm use and subdivision within ALR under Section 20(3) and 21(2) of the ALC Act;
- a rezoning from A-1 and CD (By-law No. 13261) to CD;
- a Development Permit; and
- a Development Variance Permit to vary the following regulations:
 - to relax the Subdivision By-law to allow an on-site septic treatment system

in order to permit the development of a gas station, convenience store and a drive-through restaurant serviced by an on-site septic field.

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 referral of the application to the Agricultural Land Commission.
2. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 13261) and "General Agricultural Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7905-0387-00, generally in accordance with the attached drawings (Appendix III).

4. Council approve Development Variance Permit No. 7905-0387-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) in Surrey Subdivision By-law, 1979, No. 5944, Section 24(a) Servicing Requirements is varied to allow an on-site septic treatment system.

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) approval from the Ministry of Transportation;
 - (d) approval from the Soil Contamination Branch, Ministry of the Environment;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) resolution of site plan and architectural issues to the satisfaction of City staff;
 - (g) registration of a Section 219 Restrictive Covenant limiting vehicle access to the site to right-in/right-out movements only; and
 - (h) approval from the Agricultural Land Commission for subdivision and a non-farm use in the ALR.

RES.R07-747

Carried with Councillors Villeneuve, Bose and Mayor Watts against.

It was

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16333" pass its first reading.

RES.R07-748

Carried with Councillors Villeneuve, Bose, and the Mayor against.

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

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

1. Council approve Development Variance Permit No. 6993-0205-02, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum site area requirement of the RF-G Zone from 1 hectare (2.5 acres) to 0.63 hectare (1.55 acres).

RES.R07-751

Carried**SOUTH SURREY**

5. **7906-0033-01**
13589 Marine Drive
Mike Helle, Coastland Engineering & Surveying Ltd./Alan and Zoe Strand
 Development Variance Permit
Development Variance Permit for front yard setback to allow retention of an existing mature boulevard tree.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13589 Marine Drive.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - to reduce the front yard setback of the RF Zone for a principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 1 provided that the flanking side yard setback is increased to a minimum of 4.6 metres (15 ft.)

to allow retention of an existing mature boulevard tree.

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

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

1. Council approve Development Variance Permit No. 7906-0033-01, (Appendix III) varying Part 16 Section F of the RF Zone as follows, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback for a principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 1, provided that the flanking side yard setback is increased to a minimum of 4.6 metres (15 ft.) in accordance with Schedule A (Appendix III).

2. Council instruct staff to resolve the following issue prior to approval:

- (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (b) registration of a Section 219 Restrictive Covenant to establish the permitted building envelope and ensure tree retention.

RES.R07-752

Carried

6. 7906-0032-00
2636 and 2646 King George Highway
2707/09, 2681/83 Parkway Drive
Ray Spence, Weststone Properties KG Ltd./Weststone Properties KG Ltd.
 Development Variance Permit
DVP to vary the front yard setback for a townhouse project.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 2636 and 2646 King George Highway.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - reduce the front yard (King George Highway) setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.)

for a townhouse development.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That:

- 1. Council approve Development Variance Permit No. 7906-0032-00, (Appendix V) varying Part 22, Section F. Yards and Setbacks of the RM-30 Zone as follows to proceed to Public Notification:

- (a) to reduce the minimum front yard (King George Highway) setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

RES.R07-753

Carried**SURREY CITY CENTRE/WHALLEY**

7. **7906-0235-00**
13555 Gateway Drive
Amela Brudar, GBL Architects/G5 Properties Ltd., Inc. No. 558373
0724214 B.C. Ltd., Inc. No. 724214
dba H4 Development Ltd.
Director Information:
Herbert Hung
Officer Information: (as at May 10, 2006)
Herbert Hung (President, Secretary)
 Rezoning/Development Permit
Rezone from CD to a new CD By-law. Development Permit to permit a 4-storey apartment building.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit on property located at 13555 Gateway Drive.

The applicant is proposing:

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

in order to permit the development of a 4-storey apartment building in Surrey 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 Villeneuve
 That:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 10464 as amended by By-law No. 12660) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 225 square metres (2,400 sq. ft.) to 62 square metres (620 sq. ft.).

3. Council authorize staff to draft Development Permit No. 7906-0235-00 in accordance with the attached drawings (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) finalize building design and landscaping details to the satisfaction of the City Architect and City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the impact of reduced indoor amenity space; and
 - (f) the applicant adequately address concerns regarding the pressure this proposal will place on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R07-754 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16334" pass its first reading.

RES.R07-755 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, 2007, No. 16334" pass its second reading.

RES.R07-756 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, 2007, No. 16334" be held at the
 City Hall on April 2, 2007, at 7:00 p.m.

RES.R07-757 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

8. 7907-0024-00

13120 - 76 Avenue

Bo Brcic/Redstone Enterprises Ltd.

OCP Amendment/Temporary Use Permit

OCP Amendment to declare the property a Temporary Use Permit Area and a Temporary Use Permit to allow parking for light vehicles.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Use Permit application on property located at 13120 - 76 Avenue.

The applicant is proposing:

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

in order to allow a temporary parking area for fleet and personal light duty vehicles for the RCMP.

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 the property a Temporary Commercial Use Area in the Official Community Plan and a date for Public Hearing be set (Appendix III).
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. Council approve Temporary Use Permit No. 7907-0024-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to approval:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (c) submission of a financial security to ensure the site is returned to its original state upon the expiry of the Temporary Use Permit.

RES.R07-758 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 72 Amendment By-law 2007, No. 16340"
 pass its first reading.

RES.R07-759 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, Text No. 72 Amendment By-law 2007, No. 16340"
 pass its second reading.

RES.R07-760 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, Text No. 72 Amendment By-law
 2007, No. 16340" be held at the City Hall on April 2, 2007, at 7:00 p.m.

RES.R07-761 Carried

9. 7907-0004-00
6750 King George Highway
Llewellyn Fonseca (Knight Signs)/Gordan Marble Inc., Inc. No. 404045
 Development Permit/Development Variance Permit
Development Permit to allow a free-standing sign. Development Variance Permit to allow an additional fascia sign and allow two fascia signs to extend above the roofline.

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 6750 King George Highway.

The applicant is proposing:

- a Development Permit to allow a free-standing sign; and
- a Development Variance Permit to vary the following by-law regulations:
 - allow one (1) additional fascia sign on the building; and
 - allow two fascia signs to extend above the roofline

in order to permit additional signage for Trail Appliance.

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. 7907-0004-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7907-0004-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) Part 5 Section 27 Sub-section 2(a) of the Sign By-law (No. 13656) to increase the number of fascia signs from one (1) to two (2); and
 - (b) Part 5 Section 27, Sub-section 2(e) of the Sign By-law (No. 13656) to allow both fascia signs to extend above the roofline of the building face.
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) provide finalized landscaping plan for landscaping along the frontage (west elevation) of the property adjacent to King George Highway to the specifications and satisfaction of the City Landscape Architect.

RES.R07-762

Carried

- 10. 7906-0158-00**
12950 - 87 Avenue
Wojciech Grzybowicz, WG Architecture Inc./
S.S. Mann Enterprises Ltd., Inc. No. 608465
A.M.S. Development Ltd., Inc. No. 608465
 Development Permit/Development Variance Permit
Development Permit to permit the development of 3 industrial buildings.
Development Variance Permit to vary setbacks and width of truck maneuvering aisles.

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 12950 - 87 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit (DVP) to vary the following By-law regulations:
 - to reduce the minimum rear yard setback of the IL Zone from 7.5. (25 ft.) to 0.0m (0 ft.);
 - to reduce the minimum side yard setback of the IL Zone from 7.5. (25 ft.) to 6.7 m (22 ft.); and
 - to reduce the width of truck maneuvering aisles around Buildings "A", "B" and "C" from 7.5 m (25 ft.) to a minimum of 4.3m (14 ft.) as per Schedule A attached to the DVP (Appendix V)

in order to permit the development of three (3) multi-tenant industrial buildings.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7906-0158-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0158-00 (Appendix V) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5.metres (25 ft.) to 0.0 metre (0 ft.);
 - (b) to reduce the minimum side yard setback of the IL Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.); and
 - (c) to reduce the width of truck maneuvering aisles around Buildings "A", "B" and "C" from 7.5 metres (25 ft.) to a minimum of 4.3 metres (14 ft.) as per Schedule A attached to the DVP (Appendix V).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout for the dedication of 130 Street and consolidation of a portion of cul-de-sac on 87 Avenue to the satisfaction of the Approving Officer;
- (c) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) resolution of site plan and design issues to the satisfaction of City staff;
- (e) approval from BC Hydro; and
- (f) completion of the road closure application to close and consolidate a portion of the existing cul-de-sac on 87 Avenue.

RES.R07-763

Carried**11. 7906-0072-00**

**12054 - 88 Avenue, 8758/8768 - 120 Street
Maciej Dembek, Barnett Dembek Architects Ltd./
0701115 B.C. Ltd., Inc. No. 0701115**

Director Information:**Sarwan Hundal****Rajinder Singh Mann****Officer Information: (as at July 30, 2006)****Sukhwinder S. Hundal (President)****Rajinder Singh Mann (Secretary)**

OCP Amendment/Rezoning/Development Permit

Partial OCP Amendment from Industrial to Commercial. Rezone from CHI and IL to CD. Development Permit to permit a commercial building for office, retail and financial uses and a banquet hall.

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 12054 - 88 Avenue, 8758/8768 - 120 Street.

The applicant is proposing:

- a partial OCP amendment from Industrial to Commercial;
- a rezoning from CHI and IL to CD; and
- a Development Permit

in order to permit the development of a commercial retail and office building, including a banquet hall.

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 amend the OCP by redesignating a portion of the property from Industrial to Commercial and a date for Public Hearing be set (Appendix IX).
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 "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and "Light Impact Industrial Zone (IL)" (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. 7906-0072-00 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from BC Hydro and Terasen Gas; and
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.
6. Council pass a resolution to amend the Central Newton Local Area Plan to redesignate the land from "General Industrial" and "Open Space" to "Commercial" when the project is considered for final adoption.

RES.R07-764

Defeated on a tie vote with Councillors Hepner, Bose, Villeneuve, and the Mayor against.

SOUTH SURREY

12. 7906-0467-00

3033 - 152 Street

Michael Ward (South Point BT Holdings Ltd.)**585656 BC Ltd.****dba SFE BT Holdings Limited****Director Information:****Ryan P. Beechinor****Andrew J. Bibby****Harold Dueck****Linsey R. Fuller****Officer Information: (as at May 19, 2006)****Andrew J. Bibby (President)****Jeffrey D. Cleven (Vice President)****Harold Dueck (Treasurer)****Jean I. Whittet-Brown (Secretary)**

Rezoning/Development Permit

Amend CD By-law No. 13712 to increase the number of commercial units that have a floor area of less than 370 square metres (4,000 sq. ft.) and Development Permit amendment to increase landscaping along Highway No. 99.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 3033 - 152 Street.

The applicant is proposing:

- to amend CD By-law No. 13712 by removing both the 5% maximum gross floor area restriction on commercial units which have a floor area of less than 186 square metres (2,000 sq.ft.) and the 5% maximum floor area restriction on commercial units which are greater than 186 square metres (2,000 sq.ft.) but less than or equal to 370 square metres (4,000 sq.ft.), and replacing these with a 30% maximum floor area restriction on all retail units which are less than 370 square metres (4,000 sq.ft.); and
- a Development Permit amendment

in order to allow an increased number of small-scale retail units within a large format commercial retail complex and additional landscaping along Highway No. 99.

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 Hunt
That:

1. a By-law be introduced to amend "Comprehensive Development (CD) (By-law No. 13712) to allow an increased number of small-scale commercial retail units within a large format commercial retail complex (Appendix VI) and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7906-0467-00 to amend Development Permit No. 7900-0177-00.
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) provide finalized landscaping plan and financial securities for landscaping along the eastern portion of the property adjacent to Highway No. 99 to the specifications and satisfaction of the City Landscape Architect (Appendix VII)

Before the question was put:

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Application 7906-0467-00 be tabled
for the applicant to be in attendance.

RES.R07-765

Carried

SURREY CITY CENTRE/WHALLEY

- 13. 7902-0379-01**
12403 Old Yale Road and 12486 - 108 Avenue
Ranjit Saraon/Ranjit and Sukhjot Saraon; Manjit Gill; Sukhraj and Sukhbir Brar
OCP Amendment/Temporary Industrial Use Permit
OCP Amendment to declare the westerly lot a Temporary Industrial Use Permit Area. Two-year extension of TUP No. 7902-0379-00 to allow for a parking facility for vehicles including trucks, on both lots.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Industrial Use Permit application on properties located at 12403 Old Yale Road and 12486 - 108 Avenue.

The applicant is proposing:

- an OCP amendment to include the property at 12403 Old Yale Road in Temporary Industrial Use Permit Area No. 12; and
- an extension of Temporary Industrial Use Permit (TUP) No. 7902-0379-00

in order to allow the temporary storage and parking of vehicles including trucks for a period not to exceed two years from the date of expiry.

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

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

1. a By-law be introduced to include the property at 12403 Old Yale Road in Temporary Industrial Use Area No. 12 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. Council approve Temporary Industrial Use Permit No. 7902-0379-01 (Appendix V) to proceed to Public Notification.

RES.R07-766

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 36 Amendment By-law, 2003, No. 15032,
Amendment By-law 2007, No. 16344" pass its first reading.

RES.R07-767

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, Text No. 36 Amendment By-law, 2003, No. 15032,
Amendment By-law 2007, No. 16344"pass its second reading.

RES.R07-768

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, Text No. 36 Amendment By-law, 2003, No. 15032, Amendment By-law 2007, No. 16344" be held at the City Hall on April 2, 2007, at 7:00 p.m.

RES.R07-769

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

14. 7906-0350-00

8421 - 144 Street

**Richard Brooks, H.Y. Engineering Ltd./Gobind Sandhanwalia,
Gurjeet Singh Benipal, Balraj Singh Mangat, Avinderjit Grewal and
Harjinder Singh Mangat**

Rezoning/Development Variance Permit

*Rezone from RA to RF to allow subdivision into 5 single family residential lots.
Development Variance Permit for reduced rear yard setback on proposed Lot 5
for an existing house.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 8421 - 144 Street.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following by-law regulation:
 - reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 3.9 metres (12.8 ft.) for an existing house on proposed Lot 5

in order to allow subdivision into approximately 5 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 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. 7906-0350-00, (Appendix XI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 3.9 metres (12.8 ft.) for the existing house on proposed Lot 5.

3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (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; and
 - (d) address tree replacement requirements under the new Tree Protection By-law.

RES.R07-770

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16345" pass its first reading.

RES.R07-771

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, 2007, No. 16345" pass its second reading.

RES.R07-772

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, 2007, No. 16345" be held at the
 City Hall on April 2, 2007, at 7:00 p.m.

RES.R07-773

Carried

15. **7906-0258-00**
14954 - 102A Avenue, 14962 - 102A Avenue, 14970 - 102A Avenue,
14982 - 102A Avenue, and 10249 - 150 Street
Fred Adab/Hayer Homes Ltd., Inc. No. 281313
Rezoning/Development Permit
Rezone from RF to CD. Development Permit to permit the development of a 64-unit, 4-storey apartment building in Guildford.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 14954 - 102A Avenue, 14962 - 102A Avenue, 14970 - 102A Avenue, 14982 - 102A Avenue, and 10249 - 150 Street .

The applicant is proposing:

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

in order to permit the development of a 64-unit, 4-storey apartment building in Guildford.

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 site 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. 7906-0258-00 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;

- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) finalize design details to the satisfaction of the City Architect;
- (f) removal of the existing single family dwellings and accessory structures to the satisfaction of the Building Division; and
- (g) address Parks, Recreation & Culture Department concerns on the pressure the project will place on existing parks, recreation and culture amenities in the neighbourhood.

RES.R07-774

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2007, No. 16346" pass its first reading.

RES.R07-775

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 2007, No. 16346" pass its second reading.

RES.R07-776

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 2007, No. 16346" be held at the
 City Hall on April 2, 2007, at 7:00 p.m.

RES.R07-777

Carried**16. 7905-0358-00****16243 - 80 Avenue**

**Avnash Banwait/Daljit Singh Garcha, Jaswinder Kaur Garcha, Kuljit Singh
 Garcha, Harjinder Kaur Garcha, Pritpal Singh Dhaliwal and
 Manpreet Kaur Dhaliwal**

Rezoning/Development Variance Permit

*Rezone from RA to RF to allow subdivision into four (4) single family lots. A
 Development Variance Permit to reduce the rear yard setback to retain an
 existing house on proposed Lot 1.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 16243 - 80 Avenue.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following by-law regulation in the RF Zone:
- to reduce the minimum rear yard setback for an existing house on proposed Lot 1 from 7.5 metres (25 ft.) to 3.1 metres (10.1 ft.)

in order to allow subdivision into 4 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 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. 7905-0358-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone for an existing house on proposed Lot 1 from 7.5 metres (25 ft.) to 3.1 metres (10.1 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (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.R07-778

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council approve the attached

Development Permit No. 7906-0426-00 (Appendix VI, 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.R07-782

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

- 18. **7906-0326-00**
12088 - 75A Avenue
Maciej Dembek, Barnett Dembek Architects Inc./Popular Group Investments Ltd., Inc. No. 424541
 Rezoning/Development Permit
Rezone from CD (By-law No. 14031) to CD. Development Permit to permit development of a 3-storey mixed-use 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 12088 - 75A Avenue.

The applicant is proposing:

- a rezoning from CD (By-law No. 14031) to CD;
- a Development Permit

in order to permit the development of a 3-storey mixed-use 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 Villeneuve
That:

- 1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 14031) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 135 square metres (1,450 sq.ft.) to 102 square metres (1,100 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7906-0326-00 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) the applicant adequately address the impact of reduced indoor amenity space;
 - (d) registration of a reciprocal access and shared parking agreement with the neighbouring site to the west (7548 - 120 Street);
 - (e) forfeit of the \$150,000 hotel completion security to the City;
 - (f) discharge the Section 219 Restrictive Covenant requiring acquisition of a building permit for a hotel within 15 months of issuance of the building permit for the retail commercial development;
 - (g) adequately address concerns raised regarding the pressure this project will place on existing parks, recreation and culture facilities to the area to the satisfaction of the Parks, Recreation & Culture Department; and
 - (h) resolution of design issues to the satisfaction of the City Architect.

RES.R07-783

Carried with Councillors Bose against

It was

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

No. 12000, Amendment By-law, 2007, No. 16348" pass its first reading.

RES.R07-784

Carried with Councillors Bose against

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

- (h) registration of a Section 219 Restrictive Covenant requiring all semi-detached (RF-SD) units to be designed by an architect in accordance with the Building Design Guidelines;
- (i) the applicant complete geotechnical and groundwater assessments for the site and if necessary, the City will conduct an independent assessment of this information to the satisfaction of the Engineering Department.
- (j) registration of a Section 219 Restrictive Covenant for "no-build" on a portion of Lot 31 until future consolidation with the neighbouring property to the north (6501 – 140 Street).

4. Council pass a resolution to amend the South Newton NCP to redesignate portions of the land from "Townhouses 15 upa max" to " Row Housing" and "Single-Family Small Lots" in accordance with the plan attached as Appendix XI, when the project is considered for final adoption.

RES.R07-787 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16349" pass its first reading.
 RES.R07-788 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, 2007, No. 16349" pass its second reading.
 RES.R07-789 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, 2007, No. 16349" be held at the
 City Hall on April 2, 2007, at 7:00 p.m.
 RES.R07-790 Carried

SOUTH SURREY

20. **7906-0316-00**
3290 King George Highway
Andy Aadmi, 388 Construction Ltd./388 Construction Ltd., Inc. No. 698558
Director Information:
Amarjit K. Aadmi
Andy Aadmi

Officer Information: (as at June 26, 2006)

Amarjit K. Aadmi (Secretary)

Andy Aadmi (President)

Rezoning/Development Permit

Rezone from RA to CD and Development Permit to allow development of a 4-unit townhouse project.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 3290 King George Highway.

The applicant is proposing:

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

in order to permit the development of a four (4) unit townhouse project.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0316-00 in accordance with the attached drawings (Appendix III).
3. Council approve the applicant's request to eliminate the required indoor and outdoor amenity space.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) final approval from the Ministry of Transportation;
 - (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) the applicant adequately address the impact of no indoor and outdoor amenity space;
- (f) the 'no-build' restrictive covenant registered on the property is to be discharged;
- (g) registration of a Section 219 Restrictive Covenant for temporary driveway and a Reciprocal Access Agreement with the property to the north including securities for driveway removal and curb/boulevard reconstruction;
- (h) resolution of design issues to the satisfaction of the City Architect; and
- (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space.

5. Council pass a resolution to amend the King George Highway Corridor Land Use Plan to redesignated the land from "Clustering at Urban Single Family Density (8 u.p.a.)" to "Townhouses (15 upa max.)" when the project is considered for final adoption.

RES.R07-791 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16350" pass its first reading.

RES.R07-792 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, 2007, No. 16350" pass its second reading.

RES.R07-793 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, 2007, No. 16350" be held at the
 City Hall on April 2, 2007, at 7:00 p.m.

RES.R07-794 Carried

21. **7906-0197-00**
14072 - 24 Avenue
Michael Helle, Coastland Engineering & Surveying Ltd./Sukhvinder Sanghera
OCP Amendment/Rezoning
OCP Amendment from Suburban to Urban. Rezoning from RA to RF to permit five single family 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 14072 - 24 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to RF

in order to allow subdivision into 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 amend the OCP by redesignating the property from "Suburban" to "Urban" (Appendix III) and a date for Public Hearing be set (Appendix III).
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 "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.
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; and
- (d) the applicant address the concerns regarding the impact of this project on existing parks and community facilities.

4. Council pass a resolution to amend Semiahmoo Peninsula Local Area Plan to redesignate the land from Suburban Residential to Urban Residential when the project is considered for final adoption.

RES.R07-795 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 179 Amendment By-law 2007, No. 16351" pass its first reading.

RES.R07-796 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. 179 Amendment By-law 2007, No. 16351" pass its second reading.

RES.R07-797 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official Community Plan By-law, 1996, No. 12900, No. 179 Amendment By-law 2007, No. 16351" be held at the City Hall on April 2, 2007, at 7:00 p.m.

RES.R07-798 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16352" pass its first reading.

RES.R07-799 Carried

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

2. Council authorize staff to draft Development Permit No. 7902-0395-00 to establish an agricultural buffer along the ALR boundary in accordance with the attached drawings (Appendix X).
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) endorsement from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree planting plan to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping cost estimate and financial securities for the proposed landscape buffer along the ALR to the specifications and satisfaction of the City Landscape Architect;
 - (f) the applicant provides 15% cash-in-lieu of parkland as a basis for the gross-density subdivision proposed;
 - (g) registration of a "no build" Restrictive Covenant over the 10 metre (33 ft.) wide proposed drainage channel for environmental and drainage purposes;
 - (h) registration of a Section 219 "no build" Restrictive Covenant over the northern portion of proposed Lots 15 - 18 to protect the 10 metre (33 ft.) landscape buffer area, establish a minimum 25 metre (82 ft.) rear yard setback for principal buildings, and advise future homeowners of the existing farm operations on adjacent agricultural lands;
 - (i) registration of a Section 219 Restrictive covenant to prohibit access to Lots 3 and 18 from 160 Street; and
 - (j) the applicant address the Parks, Recreation & Culture concerns regarding the impact of development in the area.

- 4. Council pass a resolution to amend Rosemary Heights Local Area Plan to redesignate the southern portion of the site shown as Block "B" of Schedule "A" to Appendix XIV from "Suburban One Acre Residential Zone" to "Suburban Half Acre Residential" (Appendix XIII) when the project is considered for final adoption.

RES.R07-802 Carried with Councillor Hunt and Councillor Bose against.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16353" pass its first reading.

RES.R07-803 Carried with Councillor Hunt and Councillor Bose against.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16353" pass its second reading.

RES.R07-804 Carried with Councillor Hunt and Councillor Bose against.

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16353" be held at the
 City Hall on April 2, 2007, at 7:00 p.m.

RES.R07-805 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. 16069"

7904-0046-00 - Amritpal and Jagdeep Gill, 0713426 B.C. Ltd., Didar and Jasvinder Mann, Norman Mackie, Sukhdev and Balbiro Kajla
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA to RF-9, RF-9C and RF-12 (BL 12000) - 14547 and
14583 - 60 Avenue, 6063 and 6087 - 146 Street to allow subdivision into
approximately 76 single family small lots.

Approved by Council: July 24, 2006

- * Planning & Development advise that (see memorandum dated March 7, 2007 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, 2006, No. 16069" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-806

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16118"

7906-0363-00 - Norman Mackie,
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA to RF-12 (BL 12000) - 6047 - 146 Street - to allow subdivision into
five (5) single family residential small lots.

Approved by Council: September 25, 2006

- * Planning & Development advise that (see memorandum dated March 7, 2007 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, 2006, No. 16118" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-807

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16084"

7906-0328-00 - Sukhdev and Balbiro Kajla
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA to RF-12 (BL 12000) - 6113 - 146 Street - to allow subdivision into
 approximately 13 single family small lots.

Approved by Council: September 11, 2006

- * Planning & Development advise that (see memorandum dated March 7, 2007 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, 2006, No. 16084" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-808

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16142"

7906-0223-00 - Evergreen Cottages Corp., c/o Hendrik Van Ryk, H & H Total
 Care Services Ltd.

CD (BL 12252) to CD (BL 12000) - 15640 - 84 Avenue - to permit the
 demolition of the existing two-storey Evergreen One building, to permit
 the construction of a new three-storey building and to expand the existing
 Evergreen Cottages care facility in the Fleetwood Town Centre.

Approved by Council: October 30, 2006

Note: A Development Permit (7906-0223-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b) of this agenda.

- * At the November 20, 2006 Regular Council-Public Hearing meeting, Council passed the following resolution:

"That Council request staff to set up a meeting with the owners of the facility and the neighbourhood to discuss concerns and consider the option of establishing a Neighbourhood Advisory Committee."

In response, Planning & Development advise that (see memorandum dated March 8, 2007 in by-law backup) the applicant held a neighbourhood meeting on January 11, 2007 at the Fleetwood Library to allow residents to ask questions and voice their concerns. Please see the memorandum that addresses a summary of concerns including noise, size and scale of the facility, motor vehicle noise and air pollution, odour from garbage containers, and the interest in establishing a Neighbourhood Advisory Committee.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16142" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-809

Carried

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15325"

7903-0221-00 - Joginder and Surjit Rai, Hardip and Harpreet Rai, Jaswinder Sahota, Kiran Dhaliwal, Kapur and Jagjit Grewal, Harmanjit Sandhu c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 6034 and 6044 - 126 Street - to allow subdivision into approximately 7 single family residential lots.

Approved by Council: March 22, 2004

Note: The Public Hearing on this application was held on April 5, 2004. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- * Planning & Development advise that (see memorandum dated March 7, 2007 in by-law back-up) the reason for the delay in bringing this application to Final Adoption was due to a lack of activity on behalf of the applicant.
- * In addition, the Building Scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently

with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15325" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-810

Carried

6. "Surrey Land Use Contract No. 97, Authorization By-law, 1976, No. 5013 Partial Discharge By-law, 2003, No. 15016"

7902-0206-00 - Amrit and Jaswinder Lail, c/o McElhanney Engineering Services Ltd. (Dwight Heintz)

To discharge Land Use Contract No. 97 on the property located at 7591 - 144 Street to allow the underlying RF-G zone to come into effect.

Approved by Council: May 5, 2003

This by-law is proceeding in conjunction with By-law 15017.

Note: The Public Hearing on this application was held on May 26, 2003. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- * Planning & Development advise that (see memorandum dated March 7, 2007 in by-law back-up) the reason for the delay in bringing this application to Final Adoption was due to negotiations regarding the necessary road closure and the applicable purchase price took longer than anticipated.
- * In addition, the Building Scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 97,
Authorization By-law, 1976, No. 5013 Partial Discharge By-law, 2003,
No. 15016" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R07-811

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15017"

7902-0206-00 - Amrit and Jaswinder Lail, c/o McElhanney Engineering Services Ltd. (Dwight Heintz)

RF-G (BL 12000) to RF (BL 12000) - 7591 - 144 Street and Portion of 76 Avenue - to allow subdivision into 3 single family residential lots.

Approved by Council: May 5, 2003

This by-law is proceeding in conjunction with By-law 15016.

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15017" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-812

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16094"

7906-0094-00 - Samaritan Holdings Ltd., c/o Rimark Consulting

RA to IL (BL 12000) - 18386 - 96 Avenue, Portion of 184 Street - to permit the development of an industrial building.

Approved by Council: September 11, 2006

Note: A Development Permit (7906-0094-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(e).

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16094" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-813

Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 69 Amendment By-law, 2006, No. 16176"

7906-0069-00 - Holdgate Holdings Inc., c/o 99 Nursery & Florist Inc. (Bob Hui)

To amend "Surrey Official Community Plan By-law, 1996, No. 12900", as amended, in Division A Schedule B. Temporary Use Permit Areas, under the heading "Temporary Commercial Use Permit Areas", by adding a new heading "Temporary Commercial Use Permit Area No. 14" - Temporary Parking Lot. This

amendment will allow the short-term parking of vehicles under 5,000 kilograms (11,023 lbs) and for outdoor retail sales of plants and supplies on a Portion of 9348 King George Highway for a period not to exceed two years.

Approved by Council: December 4, 2006

Note: A Temporary Commercial Use Permit (7906-0069-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.2(a) of this agenda.

It was
Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 69 Amendment By-law, 2006, No. 16176" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-814

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0239-00**
Greg Belgardt, c/o Artek/BAC Local 2 Holdings and Local 919 Holdings Ltd.
12309 Industrial Road

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

"That Development Permit No. 7906-0239-00 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 Villeneuve
That Development Variance Permit
No. 7906-0239-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-815

Carried

- (b) **Development Permit No. 7906-0223-00**
Hendrik Van Ryk, H & H Total Care Services Ltd.
Evergreen Cottages Corp., Inc. No. 379210
 15640 - 84 Avenue

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

"That Development Permit No. 7906-0223-00 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. 16142 under Item H.4.

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Development Variance Permit
 No. 7906-0223-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-816

Carried

- (c) **Development Permit No. 7906-0164-00**
Carson Nofle, Focus Architecture/Newgen Whalley Properties
 10433 West Whalley Ring Road

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

"That Development Permit No. 7906-0164-00 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 Villeneuve
That Development Variance Permit
No. 7906-0164-00 be approved; that the Mayor and Clerk be authorized to
sign the Development Variance Permit; and that Council authorize the
transfer of the Permit to the heirs, administrators, executors, successors,
and assigns of the title of the land within the terms of the Permit.

RES.R07-817

Carried

- (d) **Development Permit No. 7906-0070-00**
Jeff Duncan, Teck Construction Ltd./384451 B.C. Ltd.
14948 - 32 Avenue

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

"That Development Permit No. 7906-0070-00 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 Villeneuve
That Development Variance Permit
No.7906-0070-00 be approved; that the Mayor and Clerk be authorized to
sign the Development Variance Permit; and that Council authorize the
transfer of the Permit to the heirs, administrators, executors, successors,
and assigns of the title of the land within the terms of the Permit.

RES.R07-818

Carried

- (e) **Development Permit No. 7906-0094-00**
Rimark Consulting/Samaritan Holdings
18386 - 96 Avenue and a Portion of 184 Street

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

"That Development Permit No. 7906-0094-00 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. 16094 under Item H.8.

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Development Variance Permit
 No. 7906-0094-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance Permit; and that Council authorize the
 transfer of the Permit to the heirs, administrators, executors, successors,
 and assigns of the title of the land within the terms of the Permit.

RES.R07-819

Carried

2. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7906-0069-00**
Holdgate Holdings Inc.
c/o 99 Nursery & Florist Inc. (Bob Hui)
 Portion of 9348 King George Highway

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.

Council is requested to pass the following resolution:

"That Temporary Commercial Use Permit No. 7906-0069-00 be issued to
 Holdgate Holdings Inc. to allow the short-term parking of vehicles under
 5,000 kilograms (11,023 lbs) and for outdoor retail sales of plants and
 supplies on a Portion of 9348 King George Highway, more importantly
 described as Portion of Lot "A", Section 33, Township 2, New
 Westminster District, Plan 14147, for a period not to exceed two years,
 and that the Mayor and Clerk be authorized to sign the necessary
 documents."

Note: See By-law 16176 under Item H.9.

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Temporary Commercial Use Permit
 No. 7906-0069-00 be issued to Holdgate Holdings Inc. to allow the short-
 term parking of vehicles under 5,000 kilograms (11,023 lbs) and for
 outdoor retail sales of plants and supplies on a Portion of 9348 King
 George Highway, more importantly described as Portion of Lot "A",
 Section 33, Township 2, New Westminster District, Plan 14147, for a
 period not to exceed two years, and that the Mayor and Clerk be
 authorized to sign the necessary documents.

RES.R07-820

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

meeting do now adjourn.
RES.R07-821

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

Carried

The Regular Council- Land Use meeting adjourned at 6:12 p.m.

Certified Correct:



M. Jones, Cfty Clerk



Mayor D. Watts