



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 5, 2007
Time: 5:40 p.m.

Present:

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

Absent:

Councillor Villeneuve
Councillor Bose

Councillors Entering Meeting as Indicated:

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. 7907-0239-00
19585 - 56 Avenue
Chercover Massie & Associates/519555 B.C. Ltd.

Director Information:

Bernard C. De Groot

Dev Parmar

Officer Information: (as at May 9, 2006)

Dev Parmar (President, Secretary)

Development Permit

in order to renovate the façade of an existing industrial building and upgrade the landscaping.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19585 - 56 Avenue.

- **Development Permit**

in order to renovate the façade of an existing industrial building and upgrade the landscaping.

The 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 Martin
Seconded by Councillor Hepner
That:

1. Council authorize staff to draft Development Permit No. 7907-0239-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) ensure all engineering requirements and issues including entering into a Highway License Agreement and City Road and Right-of-Way Permit for 196 Street, are addressed to the satisfaction of the General Manager, Engineering.

RES.R07-2834

Carried

2. **7907-0051-00**
19418 and 19436 Highway No. 10 (Langley By-pass)
Gale Dowd, Teck Construction Ltd.
Georgian Properties Ltd. (Incorporation No. 127935)
Development Permit/Development Variance Permit
in order to permit renovations and an addition to an existing auto dealership and to vary the number of fascia/canopy signs and the size of the directional signs.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 19418 and 19436 Highway No. 10.

- **Development Permit**
- **Development Variance Permit**

in order to permit renovations and an addition to an existing auto dealership and to vary the number of fascia/canopy signs and the size of the directional signs.

The 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 Martin
Seconded by Councillor Hepner
That:

1. Council authorize staff to draft Development Permit No. 7907-0051-00 in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7907-0051-00, (Appendix IV) varying the following sections in the Sign By-law, to proceed to Public Notification:
 - (a) to increase the maximum number of fascia signs for one business on the site from 3 to 6;
 - (b) to increase the maximum number of canopy signs for one business on the site from 1 to 4; and
 - (c) to increase the size of the directional signs from 0.4 square metre (4.3 sq. ft.) to 1.1 sq.m. (12 sq. ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) approval of Development Variance Permit No. 7907-0051-00;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) registration of the consolidation plan at the Land Title Office.

RES.R07-2835

Carried**NEWTON**

3. **7907-0202-00**
12101 - 72 Avenue
Wayne DeAngelis/Riokim Holdings (Strawberry Hill) Ltd., Inc. No. 645639
Development Permit
to allow construction of a glass canopy covering the west side patio of the Celtic Times Pub.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12101 - 72 Avenue.

- **Development Permit**

to allow construction of a glass canopy covering the west side patio of the Celtic Times Pub.

The 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 Martin

Seconded by Councillor Hepner

That Council approve the attached

Development Permit No. 7907-0202-00 (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.R07-2836

Carried

4. **7907-0327-00**
6362 - 148 Street
Nevil Davies, IPI Ltd.
427703 B.C. Ltd.
Director Information:
King Hong Leung
Officer Information: (as at June 23, 2006)
King Hong Leung (President, Secretary)
 Development Variance Permit
to vary the side and rear yard setbacks to permit an addition to an existing industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 6362 - 148 Street.

- **Development Variance Permit**

to vary the side and rear yard setbacks to permit an addition to an existing industrial building.

The 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 Martin

Seconded by Councillor Hepner

That:

1. Council approve Development Variance Permit No. 7907-0327-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum southerly side yard setback of the CD By-law No. 12727 from 7.5 metres (25 ft.) to 0 metres (0 ft.).
 - (b) to reduce the minimum easterly rear yard setback of the CD By-law No. 12727 from 7.5 metres (25 ft.) to 0 metre (0 ft.);

2. Council instruct staff to resolve the following issues prior to approval:
 - (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; and
 - (b) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R07-2837

Carried**SURREY CITY CENTRE/WHALLEY**

5. **7907-0120-00**
13805 - 104 Avenue
Herald Tessier/PSJC Management Ltd.
 Development Permit/Development Variance Permit
in order to permit the development of a second storey addition to an existing commercial building in City Centre.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 13805 - 104 Avenue.

- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a second storey addition to an existing commercial building in City Centre.

The 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 Gill
 Seconded by Councillor Steele
 That:

1. Council authorize staff to draft Development Permit No. 7907-0120-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0120-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the CHI Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.);

- (b) to reduce the minimum flanking side yard setback (west side) of the CHI Zone from 7.5 metres (25 ft.) to 0.60 metre (2.0 ft.); and
 - (c) to reduce the minimum landscaping strip requirement in the CHI Zone along a portion of the side yard on a flanking street from 1.5 metres (5 ft.) to 0.6 metre (2.0 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) approval of Development Variance Permit No. 7907-0120-00.

RES.R07-2838

Carried

6. **7907-0097-00**
12310 - 114 Avenue
Ranjit Saraon/Ranjit Singh Saraon and Sukhjit Kaur Saraon;
Manjit Kaur Gill; Sukhbir Singh Brar; Sukhraj Singh Brar
OCP Amendment/Temporary Industrial Use Permit
to declare the site a Temporary Industrial Use Permit Area in order to allow for a temporary truck parking facility for a period not to exceed 2 years.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and an application for a Temporary Industrial Use Permit on property located at 12310 - 114 Avenue.

- **OCP Amendment**
- **Temporary Industrial Use Permit**

to declare the site a Temporary Industrial Use Permit Area in order to allow for a temporary truck parking facility for a period not to exceed 2 years.

The 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 Gill
Seconded by Councillor Steele
That:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area 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 this Report, to be appropriate to meet the requirements of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7907-0097-00 (Appendix) to proceed to Public Notification.
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) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refuelling storage of waste petroleum fluids and vehicle maintenance and to prohibit the parking and storage of vehicles containing dangerous goods defined by the Transportation of Dangerous Goods Act;
 - (c) submission of adequate security to ensure the vehicles are removed and the site is restored to its vacant stage upon expiration of the Temporary Industrial Use Permit; and
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R07-2839

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 79 Amendment By-law 2007, No. 16481"
pass its first reading.

RES.R07-2840

Carried

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

It was Moved by Councillor Gill
Seconded by
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 79 Amendment By-law 2007, No. 16481"
pass its second reading.

RES.R07-2841

Carried

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 79 Amendment By-law
2007, No. 16481" be held at the City Hall on November 19, 2007, at 7:00 p.m.

RES.R07-2842

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

7. **7906-0418-00**
5877, 5893 and 5901 - 168 Street
Holden Yip, H.Y. Engineering Ltd./Dhanrajbir Singh Birak and Joga Singh Sandhu, Amerjit Kaur Mourh, Gurdev Kaur Tiwana
Rezoning from RA to RF
in order to allow subdivision into approximately 12 single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 5877, 5893, and 5901 - 168 Street.

- **Rezoning** from RA to RF

in order to allow subdivision into approximately 12 single family residential lots.

The 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 Hepner
Seconded by Councillor Martin
That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant adequately address cash-in-lieu of tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) dedication and construction of the 5.0 metre wide walkway.

3. Council pass a resolution to amend the West Cloverdale South NCP to redesignate the adjacent Surrey Centre Elementary School site from Rowhouse (15), Rowhouse (10), Institutional/Residential and Urban Single Family to School (Appendix VIII).

RES.R07-2843 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16482" pass its first reading.

RES.R07-2844 Carried

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

It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16482" pass its second reading.

RES.R07-2845 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16482" be held at the
City Hall on November 19, 2007, at 7:00 p.m.

RES.R07-2846 Carried

FLEETWOOD/GUILDFORD

8. **7906-0450-00**
17127 - 80 Avenue and 8230 - 170A Street
Darren Braun, McElhanney Consulting Services Ltd./Golden Touch
Property Developments Ltd., Inc. No. 764073 and J.A. Construction Ltd.,
Inc. No. 651904

Rezoning from A-1 to CD (based on RH-G)
in order to allow subdivision into approximately 11 suburban residential lots,
1 large remainder lot and open space.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 17127 - 80 Avenue and 8230 - 170A Street.

- **Rezoning** from A-1 to CD (based on RH-G)

in order to allow subdivision into approximately 11 suburban residential lots,
1 large remainder lot and open space.

The 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 Hepner

Seconded by Councillor Gill

That:

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000).
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) address improvements to the proposed parkland to return it to a natural area, to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (e) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 12 until future consolidation with one or more of the properties to the west or south and permanent road access is secured; and
- (f) registration of a Section 219 Restrictive Covenant on proposed Lot 11 for increased setbacks for tree protection.

RES.R07-2847 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16483" pass its first reading.

RES.R07-2848 Carried

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

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16483" pass its second reading.

RES.R07-2849 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16483" be held at the
 City Hall on November 19, 2007, at 7:00 p.m.

RES.R07-2850 Carried

- 9. **7906-0280-00**
9683 - 162A Street
Joginder Mander/Malkiat Singh Mander, Joginder Singh Mander,
Parmjit Singh Mander and Satnam Singh Mander
 Rezoning from RA to RF
in order to allow subdivision into approximately 6 single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9683 - 162A Street.

- **Rezoning** from RA to RF

 in order to allow subdivision into approximately 6 single family residential
 lots

The 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 Hepner
Seconded by Councillor Gill
That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R07-2851 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16484" pass its first reading.

RES.R07-2852 Carried

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

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16484" pass its second reading.

RES.R07-2853 Carried

It was then

Moved by Councillor Hepner

Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16484" be held at the City Hall on November 19, 2007, at 7:00 p.m.

RES.R07-2854

Carried

NEWTON

10. 7907-0220-00

7331 - 148 Street

Mike Helle, Coastland Engineering & Surveying Ltd./

Richard Brownie and Carol Thorpe

Rezoning from RA to RF

in order to allow subdivision into six (6) single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7331 - 148 Street.

- **Rezoning** from RA to RF

in order to allow subdivision into six (6) single family residential lots.

The 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 Hepner

Seconded by Councillor Steele

That:

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

(d) registration of a Section 219 Restrictive Covenant for "no-build" at the rear of the proposed lots for tree preservation; and

(e) the applicant address the shortfall in tree replacement.

RES.R07-2855

Carried

It was

Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16485" pass its first reading.

RES.R07-2856

Carried

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

It was

Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16485" pass its second reading.

RES.R07-2857

Carried

It was then

Moved by Councillor Hepner
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16485" be held at the
City Hall on November 19, 2007, at 7:00 p.m.

RES.R07-2858

Carried

SOUTH SURREY

11. 7907-0252-00

3486 - 155 Street

Tim and Nancy Barker

Development Variance Permit

to increase the maximum height of a structure from 4.0 metre to 6.41 metres to allow retention of an existing sports court on a RA zoned site.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 3486 - 155 Street.

- **Development Variance Permit**

to increase the maximum height of a structure from 4.0 metre to 6.41 metres to allow retention of an existing sports court on a RA zoned site.

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

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That the Staff report on Application
 No. 7907-0252-00 be received for information.
 RES.R07-2859 Carried

Mr Tim Barker was present and gave the following comments in support of his application:

- There is not a suitable court in the area for basketball and volleyball practice and his children play at a competitive level and are required to practice seven days a week.
- All of the former players have undergone knee surgery due to the poor flooring at the Church gymnasium where the Christian School attendees practice.
- They have letters of support from most of the neighbours and only one is in opposition. They have met with her on several occasions and offered to plant trees as a buffer but could not satisfy her concerns.
- Mr Barker contacted the Morgan Creek Homeowners Association where he understood there was opposition and has been informed that the matter was not discussed at a meeting and they are not sure who responded on their behalf. The Association representative stated that this is not a matter where the Association would usually make comment.
- Mr. Barker has allowed the hedging to grow without pruning it back to act as a buffer for the neighbours. Only the front of the structure is now showing and he has offered to paint the structure if that would satisfy the City.
- He would like to install lighting inside the structure in future to extend the time that they may use the structure for practice.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hepner
 That the application be referred back to staff
 to bring the application forward with a recommendation to proceed to Public Notification and with the requirement that the applicant enter into a Restrictive Covenant outlining conditions for the removal of this structure at a later date.

RES.R07-2860 Carried

12. **7906-0374-00**
3417 - 148 Street
Mike Helle, Coastland Engineering & Surveying Ltd./
Walter and Anne Paton
 Development Variance Permit
in order to vary the requirement for lane access for a proposed RF-12 lot and allow a front access driveway.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 3417 - 148 Street.

- **Development Variance Permit**

in order to vary the requirement for lane access for a proposed RF-12 lot and allow a front access driveway

The 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 Martin
That:

1. Council approve Development Variance Permit No. 7906-0374-00, (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to vary Part 17A Section H.1 of Surrey Zoning By-law (No. 12000) to permit front driveway access for one (1) lot from 34A Avenue rather than from the lane.

RES.R07-2861

Carried

SURREY CITY CENTRE/WHALLEY

13. 7907-0199-00

13782 and 13790 - 108 Avenue

Rosa Salicido, Patrick Cotter Architects/Tien Sher Q5 Development Group
Rezoning from RF to CD (Based on RM-70)/Development Permit
in order to permit the development of a four-storey apartment building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 13782 and 13790 - 108 Avenue.

- **Rezoning** from RF to CD (Based on RM-70)
- **Development Permit**

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

The 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 Martin
That:

1. a By-law be introduced to rezone the subject 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 approve the applicant's request to reduce the amount of required indoor amenity space from 192 square metres (2,100 sq. ft.) to 57 square metres (614 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7907-0199-00 in accordance with the attached drawings (Appendix II).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) the applicant adequately address the impact of reduced indoor amenity space.

RES.R07-2862

Carried

It was

Moved by Councillor Higginbotham
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16486" pass its first reading.

RES.R07-2863

Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16486" pass its second reading.
 RES.R07-2864 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16486" be held at the
 City Hall on November 19, 2007, at 7:00 p.m.
 RES.R07-2865 Carried

14. 7907-0034-00

13893 Fraser Highway

Julio Gomberoff/Universal Plaza Hotel Ltd.

Rezoning from CTA to CD (Based on RM-70)/Development Permit
in order to permit the development of a four-storey apartment building.

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning, and a Development Permit application on property
 located at 13893 Fraser Highway.

- **Rezoning** from CTA to CD (Based on RM-70)
- **Development Permit**

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

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

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

1. a By-law be introduced to rezone the subject site from "Tourist
 Accommodation Zone (CTA)" (By-law No. 12000) to "Comprehensive
 Development Zone (CD)" (By-law No. 12000) and a date be set for
 Public Hearing.
2. Council approve the applicant's request to reduce the amount of required
 indoor amenity space from 324 square metres (3,500 sq. ft.) to 279 square
 metres (3,000 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7907-0034-00 in
 accordance with the attached drawings (Appendix II).

- 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 BC Hydro;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a reciprocal access agreement to permit joint access to the adjoining lot to the west; and
 - (i) the applicant adequately address the impact of reduced indoor amenity space.

RES.R07-2866

Carried

It was

Moved by Councillor Steele
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16487" pass its first reading.

RES.R07-2867

Carried

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

It was

Moved by Councillor Steele
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16487" pass its second reading.

RES.R07-2868

Carried

It was then
 Moved by Councillor Steele
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16487" be held at the
 City Hall on November 19, 2007, at 7:00 p.m.

RES.R07-2869

Carried

15. **7906-0481-00**
12109 - 100A Avenue
Roger Jawanda (CitiWest Consulting Ltd.)/Babita Shanti Ahir
 Development Variance Permit
*to reduce a front yard setback for an existing single family dwelling involved in a
 proposed two-lot subdivision.*

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Variance Permit on property located at
 12109 - 100A Avenue.

- **Development Variance Permit**

to reduce a front yard setback for an existing single family dwelling involved
 in a proposed two-lot subdivision.

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

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

1. Council approve Development Variance Permit No. 7906-0481-00,
 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from
 7.5 metres (25 ft.) to 6.8 metres (22 ft.) for proposed Lot 2.

RES.R07-2870

Carried

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

16. **7907-0308-00**
19356 - 16 Avenue and 1417 - 194 Street
Director Information:
Mike Kompter, Hub Engineering Ltd./0787627 B.C. Ltd.
Jagdeep Grewal
Gurpinder Pandher

Pushpinder Singh Saluja

Harjit Singh

Officer Information: (as at October 12, 2007)

OCP Amendment from Agricultural to Urban and Commercial

Rezoning from A-1 to RF-9, RF-12, RF-G, RM-15 and CG-2

in order to permit the development of a variety of uses, including commercial development, a 70-unit townhouse project and 183 single family small lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Rezoning application on properties located at 19356 - 16 Avenue and 1417 - 194 Street .

- **OCP Amendment** from Agricultural to Urban and Commercial
- **Rezoning** from A-1 to RF-9, RF-12, RF-G, RM-15 and CG-2

in order to permit the development of a variety of uses, including commercial development, a 70-unit townhouse project and 183 single family small lots.

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

It was

Moved by Councillor Steele

Seconded by Councillor Hepner

That Council defer consideration of the

proposed OCP amendment and rezoning application to give the applicants an opportunity to appear before Council.

RES.R07-2871

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12180"

5692-0551-00 - Bernadette Hendricks, Diane Hendricks, Edward Hallock,
Shilo Industries Ltd. and William Hendricks

R-F (BL 5942) to CD (BL 12000) - 10577 and 10595 - 140 Street - to
permit the construction of a 56 unit apartment building.

Approved by Council: January 11, 1994

- * Planning & Development advise that (see memorandum dated October 15, 2007 in by-law back-up) By-law No. 12180 should be filed as the application has been inactive for 10 years. A registered letter was sent to the applicant on September 12, 2007, advising that unless outstanding requirements were addressed within 30 days, the file would be closed. The new owners have not contacted Planning with respect to completing the application. The Preliminary Layout Approval letter (PLA) expired on September 27, 2007.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1994, No. 12180" be filed.

RES.R07-2872

Carried

FINAL ADOPTIONS

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15795, Amendment By-law, 2007, No. 16461"

7907-0192-00 - Park Lane Ventures (Elgin) Ltd., Park Lane Homes
(Deana Grinnell)

To amend CD By-law 15795 to add and rezone the property at
14293 Crescent Road from RA to CD (BL 15795) and by replacing Schedule A to
permit subdivision into 1 new bare land strata lot along Crescent and Elgin Roads.

Approved by Council: September 10, 2007

Note: A Heritage Alteration Permit (7907-0192-00) on the site is to be
considered for Final Approval under Clerk's Report, Item I.3(a).

- * Planning & Development advise that (see memorandum dated November 1, 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.

- * In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the King George Highway Corridor Plan to redesignate the site from "Clustering at Urban Single Family Density (8 upa)" to "Single Family Residential (6 upa)".

It was Moved by Councillor Higginbotham
Seconded by Councillor Hepner
That Council amend the King George Highway Corridor Plan to redesignate the site from "Clustering at Urban Single Family Density (8 upa)" to "Single Family Residential (6 upa)".

RES.R07-2873

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15795, Amendment By-law, 2007, No. 16461" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-2874

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Variance Permits

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

- (a) **Development Variance Permit No. 7907-0169-00**
Southern Railway of BC Ltd.
c/o Parrish & Helmbecker Ltd. (David Moffatt)
5330 - 180 Street

To relax requirements as follows:

- (a) To reduce the size of a building on any commercial or industrial zoned lot from 100 metres (1,075 sq. ft.) to 45 square metres (484 sq. ft.);
- (b) To reduce the minimum side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15. ft.);
- (c) To increase the height of an accessory building from 6.0 metres (20 ft.) to 23 metres (75 ft.); and

- (d) To increase the height of stored outside material limited to containers, which can be stacked from 3.5 metres (12 ft.) to 10.2 metres (33.5 ft.) or a maximum of 3 containers.
- (e) To permit screening of outside storage to 1.8 metres (6 ft.) fence.
To permit the installation and operation of grain distribution equipment.

Note: See Development Permit No. 7907-0169-00 under Clerk's Report, Item I.2(a).

Note: See separate correspondence in the binder flap regarding this item.

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That Development Variance Permit
No. 7907-0169-00 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.R07-2875

Carried

2. Formal Approval of Development Permits

- (b) **Development Permit No. 7907-0169-00**
David Moffatt, c/o Parrish & Helmbecker Ltd.
Southern Railway of BC Ltd.
5330 - 180 Street

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

"That Development Permit No. 7907-0169-00 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 Development Variance Permit No. 7907-0169-00 under Clerk's Report, Item I.1(a).

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

No. 7907-0169-00 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.R07-2876

Carried

Note: See separate correspondence in the binder flap regarding this item.

3. Formal Approval of Heritage Alteration Permits

- (a) **Heritage Alteration Permit No. 7907-0192-00**
Deana Grinnell, Park Lane Homes /Park Lane Ventures (Elgin) Ltd.
14293 Crescent Road

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

"That Heritage Alteration Permit No. 7907-0192-00 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. 16461 under Item H.2.

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That Heritage Alteration Permit

No. 7907-0192-00 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.R07-2877

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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

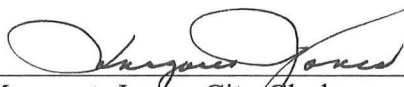
meeting do now adjourn.

RES.R07-2878


Carried

The Regular Council- Land Use meeting adjourned at 6:00 p.m.

Certified Correct:



Margaret. Jones, City Clerk



Mayor Dianne Watts