



City of Surrey

Regular Council - Land Use

Minutes

City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JANUARY 28, 2008
Time: 5:15 p.m.

Present:

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

Absent:**Councillors Entering
Meeting as Indicated:****Staff Present:**

City Manager
Deputy 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
Manager, Land Development Engineering
City Solicitor

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

- 1. 7906-0491-00**
19005 - 52 Avenue
Ionic Architecture/BJT Holdings Ltd.
Development Permit
in order to allow the construction of two industrial buildings.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19005 - 52 Avenue.

PROPOSAL

- **Development Permit**

in order to allow the construction of two industrial buildings.

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 Hunt
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7906-0491-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) satisfactory resolution of the recommendations of the Agricultural Advisory Committee to the satisfaction of the General Manager, Planning and Development.

RES.R08-147

Carried

FLEETWOOD/GUILDFORD

2. **7907-0338-00**
15955 Fraser Highway
Gordon Easton, Colliers International/Fleetwood Business Park Ltd.,
Inc. No. 0608588
Amending CD By-law No. 11151/Rezoning from CD (By-law Nos. 11151 & 14423) to CD (based on C-8) *in order to allow for general office and retail uses in an existing commercial building.*

The General Manager of Planning & Development submitted a report concerning applications for rezoning and an amendment to CD By-law No. 11151 on property located at 15955 Fraser Highway.

PROPOSAL

- **Amending CD By-law No. 11151**
- **Rezoning** from CD (By-law Nos. 11151 & 14423) to CD (based on C-8)

in order to allow for general office and retail uses in an existing commercial 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 Hunt
Seconded by Councillor Gill
That:

1. a By-law be introduced to amend Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423, as described in Appendix II and a date be set for Public Hearing.
2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423), to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix III) and a date be set for Public Hearing.

RES.R08-148 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That " Surrey Zoning By-law, 1979,
No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001,
No. 14423 Amendment By-law, 2008, No. 16560" pass its first reading.

RES.R08-149 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That " Surrey Zoning By-law, 1979,
No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001,
No. 14423 Amendment By-law, 2008, No. 16560" pass its second reading.

RES.R08-150 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on " Surrey Zoning
By-law, 1979, No. 5942, Amendment By-law, 1991, No. 11151, Amendment
By-law, 2001, No. 14423 Amendment By-law, 2008, No. 16560" be held at the
City Hall on February 11, 2008, at 7:00 p.m.

RES.R08-151 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16561" pass its first reading.
RES.R08-152 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16561" pass its second reading.
RES.R08-153 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16561" be held at the
City Hall on February 11, 2008, at 7:00 p.m.
RES.R08-154 Carried

NEWTON

- 3. 7907-0237-01**
7127 King George Highway
Baldev Nijjer/Arzoo Enterprises Ltd.
OCP Amendment/Temporary Use Permit
*in order to allow for temporary auto repair, tire retail, car detailing and car wash
uses on the site.*

The General Manager of Planning & Development submitted a report concerning
an application to amend the Official Community Plan and for a Temporary Use
Permit application on property located at 7127 King George Highway.

PROPOSAL

- **OCP Amendment; and**
- **Temporary Use Permit**

*in order to allow for temporary auto repair, tire retail, car detailing and car wash
uses on the site.*

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 File By-law No. 16462 and associated Temporary Use Permit No. 7907-0237-00.
2. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Use Area and a date for Public Hearing be set.
3. 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*.
4. Council approve Temporary Use Permit No. 7907-0237-01 (Appendix III) to proceed to Public Notification.
5. 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) resolution of final signage and detailed landscaping issues.

RES.R08-155

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council file Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2007, No. 16462 and associated Temporary Use Permit No. 7907-0237-00.

RES.R08-156

Carried

- | | | |
|--|--|---|
| RES.R08-157 | <p>It was
By-law, 1996, No. 12900, Text No. 81 Amendment By-law 2008, No. 16562" pass its first reading.</p> | <p>Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 81 Amendment By-law 2008, No. 16562" pass its second reading.</p> |
| | | <p><u>Carried</u></p> |
| The said By-law was then read for the second time. | | |
| RES.R08-158 | <p>It was
Bylaw, 1996, No. 12900, Text No. 81 Amendment By-law 2008, No. 16562" pass its second reading.</p> | <p>Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Official Community Plan
Bylaw, 1996, No. 12900, Text No. 81 Amendment By-law 2008, No. 16562" pass its second reading.</p> |
| | | <p><u>Carried</u></p> |
| RES.R08-159 | <p>It was then
Community Plan By-law, 1996, No. 12900, Text No. 81 Amendment By-law 2008, No. 16562" be held at the City Hall on February 11, 2008, at 7:00 p.m.</p> | <p>Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 81 Amendment By-law 2008, No. 16562" be held at the City Hall on February 11, 2008, at 7:00 p.m.</p> |
| | | <p><u>Carried</u></p> |

Councillor Bose left the meeting at 5:39 p.m. due to a potential conflict as his family has property holdings in the area.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

4. **7907-0305-00
6057 - 164 Street
Clarence Arychuk, Hunter Laird Engineering Ltd./Qualico Developments (Vancouver) Inc.**
Development Variance Permit
in order to permit driveway access from the fronting street.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 6057 - 164 Street.

PROPOSAL

- **Development Variance Permit**

in order to permit driveway access from the fronting street.

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 Higginbotham
That:

1. Council approve Development Variance Permit No. 7907-0305-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone to permit driveway access from the street, rather than the adjoining lane.

RES.R08-160 Carried

Councillor Bose returned to the meeting at 5:40 p.m.

5. **7907-0180-00**
19024 - 70 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd./Jacob Randall Dekens
Rezoning from RF to RF-9C
in order to allow subdivision into 6 small single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 19024 - 70 Avenue.

PROPOSAL

- **Rezoning** from RF to RF-9C

in order to allow subdivision into 6 small single family 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 Martin
Seconded by Councillor Higginbotham
That:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R08-161

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16563" pass its first reading.

RES.R08-162

Carried

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

It was

Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16563" pass its second reading.

RES.R08-163

Carried

It was then

Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16563" be held at the
 City Hall on February 11, 2008, at 7:00 p.m.

RES.R08-164

Carried

FLEETWOOD/GUILDFORD

6. **7906-0327-00**
10177 - 176 Street
Richard Brooks, H.Y. Engineering Ltd./Sukhjit and Surrinder Binning
 Rezoning from RA to RH/Development Variance Permit
*in order to allow subdivision into five (5) half-acre residential lots and to
 increase the height of a residential sound attenuation fence.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Variance Permit application on property located at 10177 - 176 Street.

PROPOSAL

- **Rezoning** from RA to RH
- **Development Variance Permit**

in order to allow subdivision into five (5) half-acre residential lots and to increase the height of a residential sound attenuation fence.

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 Gill
That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0327-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning By-law to increase the maximum height of a residential fence located in the landscape buffer within the side yard on a flanking street from 1.2 metres (4 ft.) to 2.4 metres (8 ft.) for proposed Lot 1.
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) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate for the landscape buffer on the east property line of proposed Lot 1, to the specifications and satisfaction of the City Landscape Architect;

- (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) registration of a Section 219 Restrictive Covenant for "no-build" on proposed Lot 1 in favour of the Ministry of Transportation until road alignment and dedication issues for the South Fraser Perimeter Road are resolved;
- (h) registration of a Section 219 Restrictive Covenant for "no-build" within the 14-metre (45 ft.) wide landscape buffer on proposed Lot 1, the completion of the landscape buffer prior to the issuance of building permits within the entire site, and protection and maintenance of the landscape buffer thereafter; and
- (i) registration of a Section 219 Restrictive Covenant on all proposed lots notifying the future homeowners to the potential for noise related to adjacent uses and to require mitigating measures to reduce the impact of external noise sources from the proximity to the South Fraser Perimeter Road and industrial uses to the north.

RES.R08-165 Carried with Councillor Bose opposed.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16564" pass its first reading.

RES.R08-166 Carried with Councillor Bose opposed.

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16564" pass its second reading.

RES.R08-167 Carried with Councillor Bose opposed.

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16564" be held at the
City Hall on February 11, 2008, at 7:00 p.m.

RES.R08-168 Carried with Councillor Bose opposed.

SOUTH SURREY

7. **7908-0009-00**
2557, 2558 and 2552 - 162A Street; 2593, 2553, 2554 and
2594 - 163 Street; 2595, 2555, 2543, 2544, 2556 and 2596 - 163A Street
Erik Aderneck, Aplin and Martin Consultants Ltd./Wallmark Homes
(Morgan Heights) Ltd., Inc. No. 0790427
0715460 B.C. Ltd., Inc. No. 760588

Director Information:**Alan Baumann****Richard DeGroat****Marten Van Huizen****Officer Information: (as at June 14, 2007)****Alan Baumann (CFO)****Richard DeGroat (President)****Marten Van Huizen (Secretary)**

Development Variance Permit

in order to reduce various setbacks and lot width requirements to allow double car garages for 13 single family small lots in the Morgan Heights development.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 2557, 2558 and 2552 - 162A Street; 2593, 2553, 2554 and 2594 - 163 Street; 2595, 2555, 2543, 2544, 2556 and 2596 - 163A Street.

PROPOSAL

- **Development Variance Permit**

in order to reduce various setbacks and lot width requirements to allow double car garages for 13 single family small lots in the Morgan Heights development.

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 Gill

That:

1. Council approve Development Variance Permit No. 7908-0009-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for Lots 94, 96, 97 and 129;
 - (b) to reduce the minimum front and rear yard setbacks of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 99, 112, 117, 130 and 135; and

- (c) to vary Part 17A Section H.6 of Surrey Zoning By-law (No. 12000) to permit double car garages on Type 1 corner lots consisting of Lots 88, 105, 106 and 123.

RES.R08-169

Carried

- 8. 7907-0113-00**
15535 - 28 Avenue and 2909 - 156 Street
Neil Pelman, Pelman Architecture Inc./
West Chester Grandview Properties Ltd., Inc. No. 780448
 OCP Amendment from Suburban to Multiple Residential
 Rezoning from RA to RM-30/Development Permit
in order to permit the development of 62 townhouse units.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official community Plan, a rezoning application, and an application for a Development Permit on property located at 15535 - 28 Avenue and 2909 - 156 Street.

PROPOSAL

- **OCP Amendment** from Suburban to Multiple Residential
- **Rezoning** from RA to RM-30
- **Development Permit**

in order to permit the development of 62 townhouse units.

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 Gill
 That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.

4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 186 square metres (2,002 sq. ft.) to 37.2 square metres (400 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7907-0113-00 in accordance with the attached drawings (Appendix II).
6. 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 (lot consolidation) to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) approval from BC Hydro;
 - (e) submission of a finalized arborist report, landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) 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;
 - (h) the applicant adequately address the impact of reduced indoor amenity space; and
 - (i) the applicant provide a statutory right-of-way for public access to the trail system within the BC Hydro Corridor and throughout the site to the satisfaction of the Planning and Development Department.

RES.R08-170

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 201 Amendment By-law 2008, No. 16565" pass its first reading.

RES.R08-171

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 201 Amendment By-law 2008, No. 16565" pass its
second reading.

RES.R08-172 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 201 Amendment By-law 2008,
No. 16565" be held at the City Hall on February 11, 2008, at 7:00 p.m.

RES.R08-173 Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16566" pass its first reading.

RES.R08-174 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16566" pass its second reading.

RES.R08-175 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16566" be held at the
City Hall on February 11, 2008, at 7:00 p.m.

RES.R08-176 Carried

- 9. 7906-0122-00**
2124 - 128 Street
Hunter Laird Engineering Ltd./Ocean Park Nurseries Ltd. Inc. No. 59836
OCP Amendment from Suburban to Urban/Amending CD By-law
No. 8512/Rezoning Portion of Site from CD (By-law No. 8512) to CD
Development Variance Permit
in order to allow subdivision into 7 oversized urban lots and reduce rear yard setbacks of the existing nursery.

The General Manager of Planning & Development submitted a report concerning applications to amend the Official Community Plan, amend CD By-law No. 8512, a rezoning application, and a Development Variance Permit application on property located at 2124 - 128 Street.

PROPOSAL

- **OCP Amendment** from Suburban to Urban
- **Rezoning** portion of site from CD (By-law No. 8512) to CD
- **Amending** CD By-law No. 8512
- **Development Variance Permit**

in order to allow subdivision into 7 oversized urban lots and reduce rear yard setbacks of the existing nursery.

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 Higginbotham
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set (Appendix VII).
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 amend Comprehensive Development Zone (Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8512) and a date be set for Public Hearing (Appendix X).
4. a By-law be introduced to rezone a portion of the subject site, shown on the attached Survey Plan as Block B, from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8512) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix IX).
5. Council approve Development Variance Permit No. 7906-0122-00 (Appendix XI) to proceed to Public Notification to reduce the minimum rear yard setback of CD Zone No. 8512 from 7.5 metres (25 ft.) to 2 metres (6.5 ft.).

6. 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) registration of a Section 219 "no build" Restrictive Covenant to prohibit detached garages within a 7.5 metre (25 ft.) portion of the rear of Lots 1 to 5;
 - (f) survey plan that confirms existing greenhouse buildings are in compliance with the proposed Zone;
 - (g) registration of a Section 219 Restrictive Covenant and financial securities for the maintenance of a 1.5 metre (5 ft.) landscaping buffer along the rear lot line of Lots 1 - 5;
 - (h) transference of the 4.5 metre (15 ft.) strip of land on the north portion of the site to Parks, Recreation and Culture; and
 - (i) registration of Section 219 Restrictive Covenants for tree preservation on Lots 1 and 2.

7. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate the land from Suburban ½ Acre to Urban when the project is considered for final adoption.

Before the motion was put:

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the applications to amend the Official
Community Plan, amend CD By-law No. 8512, a rezoning application, and a
Development Variance Permit application on property located at 2124 - 128
Street, be referred to staff to resolve the interface issues and report back at the
next Land Use meeting.

RES.R08-177

Carried with Councillor Hunt and
Councillor Hepner opposed.

- 10. 7906-0118-00**
2115 - 129 Street and 2092 - 128 Street
Hunter Laird Engineering Ltd./John and Elsie Schussler
 Partial OCP Amendment from Suburban to Urban/Rezoning from
 RH-G and RA to CD
*in the order to allow subdivision into 9 oversized urban lots and 1 remainder
 RH-G lot.*

The General Manager of Planning & Development submitted a report concerning an application for a partial amendment to the Official Community Plan and a rezoning application on properties located at 2115 - 129 Street and 2092 - 128 Street.

PROPOSAL

- **Partial OCP Amendment** from Suburban to Urban
- **Rezoning** from RH-G and RA to CD

*in the order to allow subdivision into 9 oversized urban lots and 1 remainder
 RH-G lot.*

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 Villeneuve
 Seconded by Councillor Gill
 That the application for a partial amendment
 to the Official Community Plan and a rezoning application on properties located
 at 2115 - 129 Street and 2092 - 128 Street, be referred to staff to resolve the
 interface issues and report back at the next Land Use meeting.

RES.R08-178

Carried with Councillor Hunt and
 Councillor Hepner opposed.

SOUTH SURREY

- 11. 7907-0242-00**
12623 - 16 Avenue and 1630 Ocean Park Road
**Clarence Arychuk, Hunter Laird Engineering Ltd./Patrick Philip Embley
 and Claire Lisa Embley**
551001 B.C. Ltd., Inc. No. 551001
Director Information:
Philip Embley
Officer Information: (as at September 26, 2006)
Philip Embley (President, Secretary)
 Development Variance Permit
*in order to relax the front yard setback of an existing dwelling to facilitate
 subdivision for an additional RF lot.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 12623 - 16 Avenue and 1630 Ocean Park Road.

PROPOSAL

• **Development Variance Permit**

in order to relax the front yard setback of an existing dwelling to facilitate subdivision for an additional RF lot.

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 Villeneuve
Seconded by Councillor Gill
That:

1. Council approve Development Variance Permit No. 7907-0242-00, (Appendix IV) 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 5.2 metres (17 ft.) for the existing dwelling being retained only.

2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) 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.R08-179

Carried with Councillor Bose opposed.

12. 7907-0176-00
3590 and 3600 King George Highway and 14605 Winter Crescent
Angelo Tsakumis, Epta Properties/Gordon Douglas Poirier and Catherine Evelyn Poirier/G.P. Enterprises Ltd.

OCP Amendment from Suburban, Urban, Agricultural and Commercial to Multiple Residential/Rezoning from CPR, A-1, RA and C-5 to CD Encroachment of the Agricultural Land Reserve for a road *in order to permit a comprehensive residential development consisting of two, 7-storey apartment buildings containing approximately 343 apartments, 66 townhouses and public open space.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and an application for an encroachment of the Agricultural Land Reserve on properties located at 3590 and 3600 King George Highway and 14605 Winter Crescent.

PROPOSAL

- **OCP Amendment** from Suburban, Urban, Agricultural and Commercial to Multiple Residential
- **Rezoning** from CPR, A-1, RA and C-5 to CD
- **Encroachment** of the Agricultural Land Reserve for a road

in order to permit a comprehensive residential development consisting of two, 7-storey apartment buildings containing approximately 343 apartments, 66 townhouses and public 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 Martin
 Seconded by Councillor Villeneuve
 That Council refer the application back to

staff to work with the applicants to reduce the proposed overall density from 0.67 to 0.5 Floor Area Ratio (FAR) as documented in this report, and that the amended proposal proceed to a detailed planning stage.

RES.R08-180

Carried with Councillor Hunt opposed.

13. **7907-0137-00**
2297, 2301 and 2315 King George Highway
Ken Schuurman, Cameron Land Surveying /Astral Development Corp.
Rezoning from CHI to RF
for a portion of the site to allow subdivision into six (6) single family lots and one (1) consolidated commercial lots for future development.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 2297, 2301 and 2315 King George Highway.

PROPOSAL

- **Rezoning** from CHI to RF

for a portion of the site to allow subdivision into six (6) single family lots and one (1) consolidated commercial lots for future development.

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 Villeneuve
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone Block B on Appendix VII from "Highway Commercial Industrial Zone (CHI)" (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) input from the Ministry of Transportation;

(d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and

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

RES.R08-181

Carried

It was

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16572" pass its first reading.

RES.R08-182

Carried

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, 2008, No. 16572" pass its second reading.

RES.R08-183

Carried

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, 2008, No. 16572" be held at the
City Hall on February 11, 2008, at 7:00 p.m.

RES.R08-184

Carried

SURREY CITY CENTRE/WHALLEY

14. 7906-0332-00

12389 - 104 Avenue

CitiWest Consulting Ltd./Satnam Education Society

OCP Amendment from Industrial to Urban/NCP Amendment from Parks & Open Spaces to Low Density Townhouses/Rezoning from A-1 (By-law No. 5942) to RM-15/Development Permit

in order to allow a townhouse development.

The General Manager of Planning & Development submitted a report concerning applications to amend the Official Community Plan and the Neighbourhood Concept Plan and applications for rezoning and a Development Permit on property located at 12389 - 104 Avenue.

PROPOSAL

- **OCP Amendment** from Industrial to Urban
- **NCP Amendment** from Parks & Open Spaces to Low Density Townhouses

- **Rezoning** from A-1 (By-law No. 5942) to RM-15
- **Development Permit**

in order to allow a townhouse development.

The General Manager of Planning & Development was recommending that the report be received for information.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council receive this report as
information and refer this application back to staff to work with the applicant to
bring forward conditions for approval.

RES.R08-185 Carried with Councillor Bose opposed.

- 15. 7906-0225-00**
13698, 13748 and 13770 - 100 Avenue
Patrick Cotter, Patrick Cotter Architect/Young In Development
(Sky Towers) Inc.
Development Variance Permit
in order to revise the northern setback requirements for a twin-tower apartment proposal.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 13698, 13748 and 13770 - 100 Avenue.

PROPOSAL

- **Development Variance Permit**

in order to revise the northern setback requirements for a twin-tower apartment proposal.

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 Hunt
Seconded by Councillor Steele
That:

1. Council rescind Council Resolution No. R07-2792 approving Development Variance Permit No. 7906-0225-00.

2. Council approve Development Variance Permit No. 7906-0225-01, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum northern (100 Avenue) yard setback in CD By-law No. 13301 from 7.5 metres (25 ft.) to zero for the building, for balcony projections, canopy projections, roof projections and patios more than 600 mm (2 ft.) above grade;
 - (b) to reduce the minimum southern yard setback in CD By-law No. 13301 from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the face of the building and to 3.0 metres (10 ft.) for balcony projections; and
 - (c) to vary Zoning By-law No. 12000 to allow stairs of more than 3 risers, to encroach into the northern yard setback.

RES.R08-186

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTION

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16244"
7905-0384-00 - 0741210 B.C. Ltd. (Directors: Gurpreet Gill, Manmoham Gill, Gurdeep Gill), c/o McElhanney Consulting Ltd. (Dwight Heintz)

RA to RF-9S (BL 12000) - Portion of 19080 - 68 Avenue - to allow subdivision into approximately 24 special single family lots which allow certain low impact retail and service commercial uses in East Clayton and one RA lot on the remainder of the site.

Approved by Council: January 22, 2007

- * Planning & Development advise that (see memorandum dated January 24, 2008 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Clayton Neighborhood Concept Plan to redesignate a portion of the site from Business Park to Special Residential.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council pass a resolution amending the
East Clayton Neighborhood Concept Plan to redesignate a portion of the site from
Business Park to Special Residential.

RES.R08-187 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16244" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-188 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16498"

7907-0185-00 - Popular Group Investments Ltd.

RF-12 to CD (BL 12000) - 15945 - 107A Avenue - to permit development of one single family lot.

Approved by Council: December 3, 2007

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16498" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-189 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7907-0239-00**
Cristall Group Investments
19585 - 56 Avenue

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

"That Development Permit No. 7907-0239-00 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 Steele
That Development Permit

No.-7907-0239-00 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.

RES.R08-190

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That the Regular Council - Land Use

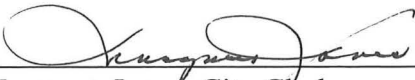
meeting do now adjourn.

RES.R08-191

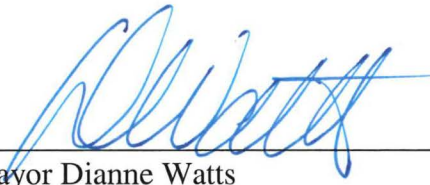
Carried

The Regular Council- Land Use meeting adjourned at 6:21 p.m.

Certified Correct:



Margaret. Jones, City Clerk



Mayor Dianne Watts