



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MARCH 9, 2009
Time: 5:37 p.m.

Present:

Mayor Watts
Councillor Villeneuve
Councillor Steele
Councillor Martin
Councillor Rasode
Councillor Hunt
Councillor Hepner

Absent:

Councillor Bose
Councillor Gill

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, Finance & Technology
Deputy City Manager
Manager, Area Planning & Development,
North Division
Manager, Area Planning & Development,
South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

- 1. 7908-0046-00**
19061 - 54 Avenue
Donovan Ducharme / Surespan Construction Ltd., Inc. No. 0157524
OCP Amendment / Temporary Industrial Use Permit
*in order to allow a temporary office and construction equipment storage
operation 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 Martin
Seconded by Councillor Steele
That:

1. a By-law be introduced to amend the OCP 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 the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Use Permit No. 7908-0046-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption/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 adequate security to ensure the site is restored to its vacant state, upon expiration of the Temporary Industrial Use Permit;
 - (c) submission of a revised landscaping site plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) submission of a Restrictive Covenant for stream preservation.

RES.R09-286

Carried

It was

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

By-law, 1996, No. 12900, Text No. 85 Amendment By-law 2009, No. 16888" pass its first reading.

RES.R09-287

Carried

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

It was

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

By law, 1996, No. 12900, Text No. 85 Amendment By-law 2009, No. 16888" pass its second reading.

RES.R09-288

Carried

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 85 Amendment By-law
 2009, No. 16888" be held at the City Hall on March 30, 2009, at 7:00 p.m.
 RES.R09-289 Carried

NEWTON

2. **7909-0027-00**
7127 King George Highway
Baldev Nijjer / Arzoo Enterprises Ltd.
 OCP Amendment / Temporary Use Permit
OCP amendment to allow temporary highway commercial uses.
Temporary Commercial Use Permit to allow temporary vehicle rental uses, in addition to temporary auto repair, tire retail, car detailing and car wash.

This item was dealt with at the end of the meeting.

3. **7907-0360-00**
Units 120 and 121, 12888 - 80 Avenue
Jaswinder Parmar / Parmar Insurance Agency Inc., Inc. No. BC0705805
 Development Permit / Development Variance Permit
in order to vary the allowable location for fascia signage and to permit 1 additional fascia sign for an existing business in a stratified Business 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 Villeneuve
 Seconded by Councillor Steele
 That:

1. Council authorize staff to draft Development Permit No. 7907-0360-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0360-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to allow an additional fascia sign on an existing commercial unit.
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of plans for a sign permit that meets the needs and requirements of the City's Sign By-law and the Building Division.

4. Council direct staff to work with the strata for the York Business Centre to bring forward the necessary action to achieve consistency in signage and ensure compliance with existing By-laws and regulations.

RES.R09-290

CarriedSOUTH SURREY4. **7909-0002-00****19095 - 24 Avenue****Steve Bookey, Advance Wire Products Ltd. / Northwest Mattress Products Ltd., Inc. No. 0171150**

Development Variance Permit

to relax the side yard setback in order to permit a compressor room addition for 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 Villeneuve

Seconded by Councillor Steele

That:

1. Council approve Development Variance Permit No. 7909-0002-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the IB-1 Zone from 3.6 metres (12 ft.) to 0.9 metre (3 ft.).
2. Council instruct staff to resolve the following issue 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.

RES.R09-291

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD5. **7908-0199-00****8740 - 158 Street****Yashpal Parmar / Ryan Amit Parmar, Yashpal Inderjit Parmar, Samarjit Kaur Parmar and Kalwam Singh Manhas**

Development Variance Permit

in order to reduce road dedication requirements for 87A Avenue and to reduce lot depth and front setback for proposed Lot 1 to permit a 5-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 Villeneuve
Seconded by Councillor Steele
That:

1. Council approve Development Variance Permit No. 7908-0199-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the cul-de-sac bulb dedication requirement in the Subdivision & Development By-law from a 28-metre (92 ft.) diameter to a 27.04-metre (89 ft.) diameter;
 - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 22 metres (72 ft.) for proposed Lot 1; and
 - (c) to reduce the front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 1.

RES.R09-292

Carried

6. **7908-0198-00**
10695 - 157 Street
Garth Neufeld, Lucern Construction Ltd. / 0833477 B.C. Ltd.,
Inc. No. BC0833477

Director Information:

Garth Neufeld
Alfred Wall

No Officer Information Filed

Rezoning from RA to RF

in order to allow subdivision into five (5) 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 Villeneuve
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 an acceptable tree survey and a statement regarding tree preservation;
 - (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;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) complete the partial acquisition of the adjacent surplus lane.

RES.R09-293

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16890" pass its first reading.

RES.R09-294

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 2009, No. 16890" pass its second reading.

RES.R09-295

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 2009, No. 16890" be held at the
City Hall on March 30, 2009, at 7:00 p.m.

RES.R09-296

Carried

NEWTON**7. 7908-0117-00****14367 and 14391 - 60 Avenue****Mr. Maciej Dembek / Fred Garry Johansson and George Dennis Johansson**

NCP Amendment from Townhouses 15 upa max to Townhouses 20 upa max

Rezoning from RA to CD (based on RM-15) / Development Permit

in order to permit the development of a 53-unit townhouse complex.

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 the subject site 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 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 (lot consolidation) 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 an easement with a Section 219 Restrictive Covenant in favour of the properties to the west (14339, 14329 and 14315 - 60 Avenue) for the purpose of access with or without vehicles and for joint use of the outdoor amenity space;
 - (f) resolution of all outstanding urban design issues to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify tandem parking spaces and to prohibit their conversion into livable space.

3. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses 15 upa max." to "Townhouses 20 upa max." when the project is considered for final adoption.

RES.R09-297

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16891" pass its first reading.

RES.R09-298

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 2009, No. 16891" pass its second reading.

RES.R09-299

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 2009, No. 16891" be held at the
 City Hall on March 30, 2009, at 7:00 p.m.

RES.R09-300

Carried

- 8. 7907-0332-00**
7070 - 144 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / Gurpal Singh Gill and Charanjit Kaur Gill
 NCP Amendment from Townhouse to Single Family Small Lots
 Rezoning from RA to RF-SD and RF-9C
in order to permit the development of 4 semi-detached single family lots and remnant parcel for future subdivision for small lots with coach houses.

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 portion of the subject site shown as Block A on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and to rezone the portion of the subject site shown as Block B from "One-Acre Residential Zone (RA)" (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;
 - (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 on the whole of Lot 5 until future consolidation with the adjacent property at 14456 - 70A Avenue;
 - (e) applicant to address the tree retention shortfall; and
 - (f) applicant to address the need for a party-wall agreement, shared drainage and roof agreement, and an independent structural integrity agreement for all Semi-Detached units.
- 3. Council pass a resolution to amend East Newton South Neighbourhood Concept Plan to redesignate the land from "Townhouse (15 upa max.)" to "Single Family Small Lots" and "Semi-detached" when the project is considered for final adoption.

RES.R09-301 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16892" pass its first reading.

RES.R09-302 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 2009, No. 16892" pass its second reading.

RES.R09-303 Carried

It was then
By-law, 1993, No. 12000, Amendment By-law 2009, No. 16892" be held at the City Hall on March 30, 2009, at 7:00 p.m.
RES.R09-304

Moved by Councillor Hepner
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Carried

SURREY CITY CENTRE/WHALLEY

9. 7908-0137-00

11885/11887 and 11871/11873 River Road

Eric Aderneck, Aplin & Martin Consulting Ltd. / Sumitter Singh Pattar

Rezone a portion from RM-D to RF / Development Variance Permit
in order to allow subdivision into 5 RF lots. DVP to reduce the minimum front yard setback of the RF Zone for all proposed 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. By-law be introduced to rezone the subject lot at 11871/73 River Road from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7908-0137-00, (Appendix VI) 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 5.5 metres (18 ft.) for proposed Lots 1 to 5.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) removal of unauthorized truck parking to the satisfaction of the Planning and Development Department; and
- (f) installation of a 15-metre (50 ft.) wide landscaping buffer, as proposed by the same applicant for the now closed application No. 7904-0135-00, on the lot to the north.

RES.R09-305 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16893" pass its first reading.

RES.R09-306 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 2009, No. 16893" pass its second reading.

RES.R09-307 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 2009, No. 16893" be held at the
City Hall on March 30, 2009, at 7:00 p.m.

RES.R09-308 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

- 10. 7909-0032-00**
2201 - 148 Street
Murray Gage-Cole, B.C. Amateur Softball Association / City of Surrey
Liquor License Amendment
in order to increase the licensed person capacity of the outdoor bleacher seating area at Softball City from 1,500 to 1,543 for the purpose of liquor service.

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 Council approve the following
proposed liquor primary liquor license amendment to proceed to Public
Notification:

- (a) The increase in person capacity in the outdoor bleacher seating area of Softball City from 1,500 to 1,543.

RES.R09-309

Carried with Councillor Hunt against.

RESIDENTIAL/INSTITUTIONAL

NEWTON

11. **7908-0283-00**
14355 - 57 Avenue and 5855 - 144 Street
Christopher Bozyk, Christopher Bozyk Architects Ltd. / The Corporation of the District of Surrey
Development Permit
in order to permit the development of a 3,066 square metres (33,000 sq. ft.) building addition and construction of a temporary parking area for the expansion of the Surrey RCMP headquarters.

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 Council approve the attached
Development Permit No. 7908-0283-00 (Appendix II), 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.R09-310

Carried

SOUTH SURREY

12. **7906-0435-00**
15024 - 24 Avenue
Roger Romses, Romses Architects Inc. / The Roman Catholic Archbishop of Vancouver (T0001)
Rezoning from PA-2 to CD (based on RMS-2 and PA-2)
Development Permit / Housing Agreement

- (g) submission of a financial contribution to the satisfaction of the Parks, Recreation & Culture Department for Semiahmoo Trail relocation off the subject site and onto City property;
 - (h) submission of financial securities for parking lot improvements around the Good Shepherd Church;
 - (i) The applicant enter into a Good Neighbour Agreement with the City to ensure an on-going process to monitor traffic, access and parking on the three sites (seniors housing, church, elementary school) with the surrounding community including Traffic Demand Management (TDM) initiatives to be implemented on the three (3) sites;
 - (j) submission of financial securities for future traffic improvements in the neighbourhood as determined by the City;
 - (k) the applicant enter into a housing agreement with the City to limit occupancy of the assisted living units to seniors 65 years of age or older only;
 - (l) register a Section 219 Restrictive Covenant to implement a formal Parking Management Plan between the 3 uses on the site, including the allocation of all surplus underground parking stalls on the seniors housing facility for use exclusively by the Good Shepherd Church on Sundays and on special occasions and holidays; and
 - (m) registration of a Section 219 Restrictive Covenant to restrict the maximum delivery truck type that can attend the site to a WB-15 type truck.
6. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate the land from "Urban Residential" to "Multiple Residential Seniors Housing" when the project is considered for final adoption.

The above motion received no seconder.

Before the motion was put to question:

It was

Moved by Councillor Martin

Seconded by Councillor Steele

That Application 7906-0435-00 be referred

back to staff to work with the Applicant to look at other areas that this project may be more appropriate for.

RES.R09-311

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council recommend to the Applicant of
Application 7906-0435-00 that they incorporate a Good Neighbour Policy and
implement a Good Neighbour Committee including the Community, School and
Church to address the issues brought forward through this application.

RES.R09-312

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 46
Amendment By-law, 2004, No. 15566, Amendment By-law, 2009, No. 16875"

7908-0008-00 - Karsten Roh

To amend " Surrey Official Community Plan By-law, 1996, No. 12900,
Text No. 46 Amendment By-law, 2004, No. 15566" to revise Temporary
Industrial Use Permit Area No. 14 to include the lot at 2715 - 156 Street to
accommodate the expansion of temporary use to allow storage of recreational
vehicles for a period not to exceed two years.

Approved by Council: February 9, 2009

Note: Corresponding Temporary Industrial Use Permit No. 7908-0008-00 was approved by Council at the February 23, 2009 Regular Council - Public Hearing meeting.

It was Moved by Councillor Steele
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 46 Amendment By-law, 2004, No. 15566,
Amendment By-law, 2009, No. 16875" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.

RES.R09-313

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16631"

7907-0072-00 - Sukhmander Singh, Surjit S. Sandhu, Surjit K. Samra,
Gurjit K. Gill, c/o Omega and Associates Engineering Ltd.
(David Drummond)

RA to RF and RF-12 (BL 12000) - 6045 - 128 Street - to allow
subdivision into 4 single small lots and a remnant single family residential
lot.

Approved by Council: April 14, 2008

* Planning & Development advise that (see memorandum dated March 3, 2009 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 Section 219 Restrictive Covenant will also be registered to tie the building
scheme to the land.

* In addition, Planning & Development advise that the original planning report
stated two (2) trees on Lot 1 would be protected. Through the Engineering and
review process, it was determined that these trees were not feasible for protection
and therefore the required Tree Protection Restrictive Covenant was amended to
not include these trees.

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16631" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-314

Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 183 Amendment By-law, 2007, No. 16404"

7906-0320-00 - Trommel Holdings Ltd., c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)

To authorize the redesignation of a portion of the property located at 17414 - 4 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: May 28, 2007

This by-law is proceeding in conjunction with By-laws 16405A/16405B.

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 183 Amendment By-law, 2007, No. 16404" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-315

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16405A"

7906-0320-00 - Trommel Holdings Ltd., c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)

RA to CD (BL 12000) - Portion of 17414 - 4 Avenue - to permit subdivision into 2 suburban half acre gross density lots, 7 urban single family transition lots, 19 single family small lots, and open space for By-laws 16405A and 16405B.

Approved by Council: May 28, 2007

This by-law is proceeding in conjunction with By-laws 16404 and 16405B.

Note: A Development Permit (7906-0320-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a).

- * Planning & Development advise that (see memorandum dated March 2, 2009 in by-law back-up) the original building scheme filed with the City Clerk has been replaced and is consistent with the draft copy previously provided. The Building Scheme 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 Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

- * Planning & Development advise that it is now in order for Council to pass a resolution amending the Douglas Neighborhood Concept Plan to redesignate portions of the site from "Open Space/Detention Pond", "Suburban Half Acre (Strata)" and "Urban Single Family (Strata)" to "Suburban Half Acre (2 upa)", "Urban Single Family (6 upa)" and "Single Family Residential Flex".

It was Moved by Councillor Martin
 Seconded by Councillor Hunt
 That Council amend the Douglas
 Neighborhood Concept Plan to redesignate portions of the site from "Open
 Space/Detention Pond", "Suburban Half Acre (Strata)" and "Urban Single Family
 (Strata)" to "Suburban Half Acre (2 upa)", "Urban Single Family (6 upa)" and
 "Single Family Residential Flex".

RES.R09-316 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16405A" be finally adopted, signed
 by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-317 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,
 No. 16405B"

7906-0320-00 - Trommel Holdings Ltd., c/o Coastland Engineering &
 Surveying Ltd. (Greg Sewell)

RA to RF-12 (BL 12000) - Portion of 17414 - 4 Avenue - to permit
 subdivision into 2 suburban half acre gross density lots, 7 urban single
 family transition lots, 19 single family small lots, and open space for
 By-laws 16405A and 16405B.

Approved by Council: May 28, 2007

This by-law is proceeding in conjunction with By-laws 16404 and 16405A.

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16405B" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-318 Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 198 Amendment By-law, 2007, No. 16545"

7907-0124-00 - Didar Bahia and Karam Bahia, c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

To authorize the redesignation of a portion of the property located at 5867 - 125 Street from Suburban (SUB) to Urban (URB).

Approved by Council: December 17, 2007

This by-law is proceeding in conjunction with By-law 16546.

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 198 Amendment By-law, 2007, No. 16545" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-319

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16546"

7907-0124-00 - Didar Bahia and Karam Bahia, c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

RA to RF-12 (BL 12000) - 5867 - 125 Street to permit the subdivision into three (3) single family small lots.

Approved by Council: December 17, 2007

This by-law is proceeding in conjunction with By-law 16545.

- * Planning & Development advise that (see memorandum dated March 4, 2009 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 Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16546" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-320

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16729"

7906-0457-00 - Ekam Development Ltd., c/o Jagdip Sivia

RF to RF-9 (BL 12000) -10150 and 10174 - 128 Street - to allow subdivision into 11 small single family lots.

Approved by Council: July 14, 2008

- * Planning & Development advise that (see memorandum dated March 5, 2009 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 Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.
- * In addition, at the July 28, 2008 Regular Council-Public Hearing meeting, Council requested that staff address concerns raised at the Public Hearing including lot grading, landscaping, lane, etc.

In response, Planning & Development advise that the applicant has confirmed that:

- The main floor elevations of the proposed houses will not be significantly higher than those of the houses on neighboring properties.
- The lane terminus will be 3 metres from the properties to the south and motion-detector lights will be installed on the detached garages facing the lane.
- A Restrictive Covenant will be placed over all proposed lots to ensure that building setbacks are consistent with those of the existing neighborhood.

It was

Moved by Councillor Martin

Seconded by Councillor Hepner

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2008, No. 16729" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-321

Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 192 Amendment By-law, 2007, No. 16459"

7906-0005-00 - 0715460 B.C. Ltd., c/o Aplin & Martin Consultants Ltd.
(Eric Aderneck)

To authorize the redesignation of the property located at 2689 - 164 Street from Suburban (SUB) to Urban (URB).

Approved by Council: September 10, 2007

This by-law is proceeding in conjunction with By-law 16460.

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 192 Amendment By-law, 2007, No. 16459" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R09-322

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16460"

7906-0005-00 - 0715460 B.C. Ltd., c/o Aplin & Martin Consultants Ltd.
(Eric Aderneck)

RA to RF-12 (BL 12000) - 2689 - 164 Street - to permit subdivision into
four (4) single family small lots.

Approved by Council: September 10, 2007

This by-law is proceeding in conjunction with By-law 16459.

* Planning & Development advise that (see memorandum dated March 5, 2009 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 Section 219 Restrictive Covenant will also be registered to tie the building
scheme to the land.

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16460" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-323

Carried

11. "Surrey Land Use Contract No. 451, Authorization By-law, 1978, No. 5702,
Amendment By-law, 1983, No. 7504, Partial Discharge By-law, 2008,
No. 16653"

7907-0002-00 - 0796380 B.C. Ltd., c/o CitiWest Consulting Ltd.
(Roger Jawanda)

To discharge LUC 451 from the property located at 1752 - 140 Street to allow the underlying RF Zone to come into effect.

Approved by Council: April 28, 2008

This by-law is proceeding in conjunction with By-law 16654.

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Land Use Contract No. 451, Authorization By-law, 1978, No. 5702, Amendment By-law, 1983, No. 7504, Partial Discharge By-law, 2008, No. 16653" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-324

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16654"

7907-0002-00 - 0796380 B.C. Ltd., c/o CitiWest Consulting Ltd.
(Roger Jawanda)

RF to RF-9 (BL 12000) - 1752 - 140 Street - to allow subdivision into three small single family lots.

Approved by Council: April 28, 2008

This by-law is proceeding in conjunction with By-law 16653.

- * Planning & Development advise that (see memorandum dated March 5, 2009 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 Section 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 Semiahmoo Peninsula Local Area Plan to redesignate the site from "Urban Residential" to "Urban Residential Small Lots".

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That Council amend the Semiahmoo Peninsula Local Area Plan to redesignate the site from "Urban Residential" to "Urban Residential Small Lots".

RES.R09-325

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16654" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-326 Carried

13. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 72
 Amendment By-law, 2007, No. 16340"

7907-0024-00 - Redstone Enterprises Ltd., c/o Bo Brcic

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. 15" "Temporary Parking Lot" to allow a temporary parking area for fleet and personal light duty vehicles on the property located at 13120 - 76 Avenue for the RCMP.

Approved by Council: March 12, 2007

Note: A Temporary Use Permit (7907-0024-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.2 (a).

It was Moved by Councillor Martin
 Seconded by Councillor Hunt
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 72 Amendment By-law, 2007, No. 16340" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R09-327 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0320-00**
Trommel Holdings Ltd., Inc. No. 401905
Greg Sewell, Coastland Engineering & Surveying Ltd.
 17414 - 4 Avenue

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

"That Development Permit No. 7906-0320-00 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. 16405B under Item H.5.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Development Permit
No. 7906-0320-00 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.R09-328

Carried

- (b) **Development Permit No. 7908-0057-00**
Strata Plan BCS1684
Maciej Dembek
7475 - 135 Street

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

"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 Martin
That Development Permit
No. 7908-0057-00 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.R09-329

Carried

2. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7907-0024-00**
Redstone Enterprises Ltd.
c/o Bo Brcic
13120 - 76 Avenue

To allow a temporary parking area for fleet and personal light duty vehicles for the RCMP for a period of two years.

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

"That Temporary Commercial Use Permit No. 7907-0024-00 be issued to Redstone Enterprises Ltd. to allow a temporary parking area for fleet and personal light duty vehicles for the RCMP for a period of two years on the site more particularly described as Lot 2, Section 20, Township 2, New Westminster District, Plan LMP48071, and that the Mayor and Clerk be authorized to sign the necessary documents."

Note: See By-law No. 16340 under Item H.13.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Temporary Commercial Use Permit

No. 7907-0024-00 be issued to Redstone Enterprises Ltd. to allow a temporary parking area for fleet and personal light duty vehicles for the RCMP for a period of two years on the site more particularly described as Lot 2, Section 20, Township 2, New Westminster District, Plan LMP48071, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R09-330

Carried

B. LAND USE APPLICATIONS (Continued)

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

2. 7909-0027-00

7127 King George Highway

Baldev Nijjer / Arzoo Enterprises Ltd.

OCP Amendment / Temporary Use Permit

OCP amendment to allow temporary highway commercial uses.

Temporary Commercial Use Permit to allow temporary vehicle rental uses, in addition to temporary auto repair, tire retail, car detailing and car wash.

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. a By-law be introduced to amend the Official Community Plan by amending the permitted use in Temporary Commercial Use Permit Area No. 18 to allow temporary highway commercial uses.
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 Commercial Use Permit No. 7909-0027-00 (Appendix II) to proceed to Public Notification.

RES.R09-331 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That any additional parking on the subject property of Application 7909-0027-00 will be located behind the building only.

RES.R09-332 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 81 Amendment By-law 2008, No. 16562, Amendment By-law 2009, No. 16889" pass its first reading.

RES.R09-333 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. 81 Amendment By-law 2008, No. 16562, Amendment By-law 2009, No. 16889" pass its second reading.

RES.R09-334 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. 81 Amendment By-law
2008, No. 16562, Amendment By-law 2009, No. 16889" be held at the City Hall
on March 30, 2009, at 7:00 p.m.

RES.R09-335 Carried

J. OTHER BUSINESS

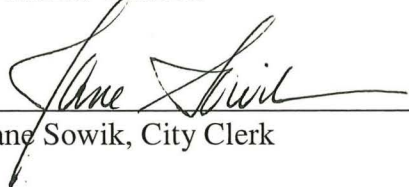
K. ADJOURNMENT

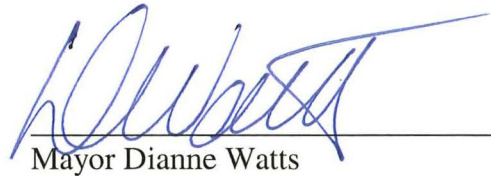
It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the Regular Council - Land Use
meeting do now adjourn.

RES.R09-336 Carried

The Regular Council- Land Use meeting adjourned at 6:25 p.m.

Certified Correct:


Jane Sowik, City Clerk


Mayor Dianne Watts