



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, APRIL 20, 2009
Time: 5:35 p.m.

Present:

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

Absent:

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
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

FLEETWOOD/GUILDFORD

1. **7908-0251-00**
14727 - 108 Avenue
Rick Letroy/Broderick Letroy
Rezoning from CD to CD (based on C-8)
in order to permit a broader range of commercial uses.

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 "Comprehensive Development Zone (CD)" (By-law No. 8532) 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 issue prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
- (b) submission of a road dedication plan to the satisfaction of the Approving Officer.

RES.R09-549 Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16924" pass its first reading.

RES.R09-550 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 2009, No. 16924" pass its second reading.

RES.R09-551 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 2009, No. 16924" be held at the
City Hall on May 4, 2009, at 7:00 p.m.

RES.R09-552 Carried

2. **7905-0123-00**
15903, 15913, 15929 and 15937 Fraser Highway
Raghubir Ray Mand/581947 B.C. Ltd., Inc. No. 581947
Director Information:
Sukhwinder Singh/Amrik Singh
Officer Information: (as at March 19, 2008)
Sukhwinder Singh (Secretary)/Amrik Singh (President)
Rezoning from C-8 and RF to CD (based on C-8) / Development Permit
Development Variance Permit
in order to permit the development of a retail shopping 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 Martin

Seconded by Councillor Gill

That :

1. a By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0123-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7905-0123-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to vary Surrey Sign By-law, 1999, No. 13656, to increase the number of fascia signs from 2 to 3 for 1 unit on each of Buildings A, C and D.
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; and
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R09-553

Carried

RES.R09-554 It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16925" pass its first reading.
Carried

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

RES.R09-555 It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16925" pass its second reading.
Carried

RES.R09-556 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 2009, No. 16925" be held at the
 City Hall on May 4, 2009, at 7:00 p.m.
Carried

NEWTON

- 3. 7908-0303-00**
13438 - 72 Avenue
Peter J. Dandyk/Common Exchange Ltd., 448271
 Rezoning from CD (By-law No. 15499) to CD (based on C-8)
 Development Permit / Development Variance Permit
*in order to permit the relocation of a pawn shop within an existing building to be
 renovated including an addition.*

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 rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 15499) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0303-00 in accordance with the attached drawings (Appendix II).

3. Council approve Development Variance Permit No. 7908-0303-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the CD Zone from 7.5 metres (25 ft.) to 6.4 metres (21 ft.);
 - (b) to reduce the minimum west side yard setback of the CD Zone from 7.5 metres (25 ft.) to 0 metre;
 - (c) to reduce the minimum east side yard setback of the CD Zone allowed from 7.5 metres (25 ft.) to 0 metre;
 - (d) to reduce the minimum rear yard setback of the CD Zone from 7.5 metres (25 ft.) to 1.7 metres (5 ft.);
 - (e) to reduce the required number of off-street parking stalls under the Zoning By-law from 10 stalls to 7 stalls; and
 - (f) to waive the landscaping requirement of the CD Zone to provide a continuous landscaping strip of not less than 1.5 metres (5 ft.) in width along the developed sides of the lot which abut a highway.

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 require any future redevelopment on the subject site to be in full compliance with the building setbacks, landscaping and parking requirements of the Zoning By-law; and
 - (c) the applicant provide assurance to the satisfaction of the City to prevent the continuation of the non-conforming pawnshop use at 13424 - 72 Avenue and forfeit the legal non-conforming status.

RES.R09-557

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16926" pass its first reading.

RES.R09-558

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 2009, No. 16926" pass its second reading.
 RES.R09-559 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 2009, No. 16926" be held at the
 City Hall on May 4, 2009, at 7:00 p.m.
 RES.R09-560 Carried

SOUTH SURREY

4. **7908-0304-00**
2090 - 192 Street
Ron Smith, City of Surrey/of Surrey
 Development Variance Permit
*in order to relax the setback along 192 Street to permit the construction of an
 electrical control building at the Campbell Heights Sewage Pumping Station.*

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. 7908-0304-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum flanking street side yard (192 Street) setback of the IB-2 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 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.R09-561 Carried

SURREY CITY CENTRE/WHALLEY

5. **7909-0067-00**
2411 - 160 Street
Brent Savard (Surrey South Shopping Centres Ltd.)/Surrey South Shopping Centres Limited., Inc. No. A-63002
Development Variance Permit
in order to allow a larger directional sign on a mixed retail and office building in the northwest quadrant of the Grandview Corners Shopping 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 Martin
Seconded by Councillor Gill
That :

1. Council approve Development Variance Permit No. 7909-0067-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the maximum allowable sign area of an on-site directional sign from 0.4 square metre (4.3 sq. ft.) to 2.8 square metres (30 sq.ft.) for a "Grandview Corners Offices" sign on the west elevation of the mixed retail and office building located at 2411 - 160 Street in the northwest quadrant of the Grandview Corners Shopping Centre.

RES.R09-562

Carried

6. **7909-0042-00**
9522 - 120 Street
Harvey Hansen/Scott Town Holdings Inc. Inc. No. 0362001
Development Permit / Development Variance Permit
in order to permit the replacement of two existing free-standing 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 Rasode
Seconded by Councillor Gill
That:

1. Council authorize staff to draft Development Permit No. 7909-0042-00 in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7909-0042-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to reduce the minimum setback requirement for a free-standing sign from 2.0 metres (7 ft.) to 1.2 metres (4 ft.) from 120 Street/Scott Road.

RES.R09-563

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

7. **7905-0393-00**
7635 - 168 Street
Lori Richards, H.Y. Engineering / Fairway Developments Inc., Inc.
No. BC0803312
 Rezoning from CPG to RH-G / Development Permit
in order to permit the development of approximately eleven (11) suburban residential lots adjacent the ALR.

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 "Golf Course Zone (CPG)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0393-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant on portions of proposed Lots 1 to 7 for "no build" and future maintenance within the 15.0-metre (49 ft.) wide landscape buffer area and for a minimum 38-metre (125 ft.) rear yard setback for the principal building;
- (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 11, which will acknowledge that the lots are located in close proximity to an active farming operation;
- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 11 for engineered foundations as well as measures and procedures regarding vibration monitoring, safe methane gas venting and environmental assessment of previous fill materials;
- (i) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 11 restricting the building height to a maximum of 7.5 metres (25 ft.);
- (j) provision of cash-in-lieu for the construction of the 4.0-metre (13 ft.) wide multi-use pathway for the Cloverdale Greenway (76 Avenue) to the satisfaction of the Parks, Recreation & Culture Department; and
- (k) the applicant address the concern of riparian forest management within the proposed parkland area, to the satisfaction of the Parks, Recreation and Culture Department.

RES.R09-564

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16927" pass its first reading.

RES.R09-565

Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16927" pass its second reading.
 RES.R09-566 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2009, No. 16927" be held at the
 City Hall on May 4, 2009, at 7:00 p.m.
 RES.R09-567 Carried

NEWTON

8. **7908-0238-00**
5834 - 124A Street
Eric Aderneck, Aplin & Martin Consultants Ltd./Manmohan Singh Sidhu
and Narinderpal Kaur Sidhu
 OCP Amendment from Suburban to Urban / Rezoning from RA to RF
 Development Variance Permit to vary rear yard setback
in order to allow subdivision into two (2) 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 Villeneuve
 Seconded by Councillor Gill
 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.
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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7908-0238-00, (Appendix IX) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) for an existing and retained unit.
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (d) demolition of existing garage to the satisfaction of the Planning and Development Department.

RES.R09-568

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 240 Amendment By-law 2009, No. 16928" pass its first reading.

RES.R09-569

Carried

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 240 Amendment By-law 2009, No. 16928" pass its second reading.

RES.R09-570

Carried

It was then

Moved by Councillor Villeneuve

Seconded by Councillor Gill

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 240 Amendment By-law 2009, No. 16928" be held at the City Hall on May 4, 2009, at 7:00 p.m.

RES.R09-571

Carried

RES.R09-572 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16929" pass its first reading.
Carried

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

RES.R09-573 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16929" pass its second reading.
Carried

RES.R09-574 It was then Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2009, No. 16929" be held at the
City Hall on May 4, 2009, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

9. **7908-0250-00**
13230 and 13238 Old Yale Road;
10156 and 10168 - 132 Street; and lane
Wilson Chang/Kanwalpreet Rai and Saranbir Takhar and
0828986 B.C. Ltd., Inc. No. 828986

Director Information:

Ranjit S. Rai/Jasbir S. Takhar/Harpal S. Takhar

No Officer Information Filed

Rezoning from RF to CD (based on RM-70) / Development Permit
*in order to permit the development of a 4-storey apartment building with a
two-storey townhouse base consisting of approximately 90 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 Villeneuve
Seconded by Councillor Gill
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 270 square metres (2,906 sq. ft.) to 198 square metres (2,128 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7908-0250-00 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;
 - (h) completion of the road closure and acquisition of the existing lane south of the subject site;
 - (i) the applicant adequately address the impact of reduced indoor amenity space; and
 - (j) registration of a statutory right-of-way for public right of passage over the corner plaza area at 132 Street and Old Yale Road.

RES.R09-575

Carried .

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16930" pass its first reading.
RES.R09-576 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16930" pass its second reading.
RES.R09-577 Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2009, No. 16930" be held at the
City Hall on May 4, 2009, at 7:00 p.m.
RES.R09-578 Carried

- 10. 7908-0211-00**
13806 and 13820 - 108 Avenue; 10770 - 138 Street
Don Andrew, Creekside Architects/Sadhu Singh Gill and
Surinder Singh Gill, David Richard Stroud, and Avila Development Ltd.,
Inc. No. BC0823154
Rezoning from RF to CD (based on RM-70) / Development Permit
in order to permit the development of a 4-storey apartment building consisting of approximately 85 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 Gill
Seconded by Councillor Steele
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 255 square metres (2,745 sq. ft.) to 90 square metres (969 sq.ft.).

3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 255 square metres (2,745 sq. ft.) to 245 square metres (2,637 sq. ft.).
4. Council authorize staff to draft Development Permit No. 7908-0211-00 in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a 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) the applicant adequately address the impact of reduced indoor amenity space; and
 - (i) the applicant adequately address the impact of reduced outdoor amenity space.

RES.R09-579

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16931" pass its first reading.

RES.R09-580

Carried

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

RES.R09-581
 It was No. 12000, Amendment By-law 2009, No. 16931" pass its second reading.
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
Carried

RES.R09-582
 It was then By-law, 1993, No. 12000, Amendment By-law 2009, No. 16931" be held at the City Hall on May 4, 2009, at 7:00 p.m.
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
Carried

11. 7907-0190-00

11515 Millar Road

Mike Helle, Coastland Engineering & Surveying Ltd./Jasvir Singh Baryar and Pripal Singh Virk

Rezoning from RF to RF-12 / Development Variance Permit
in order to allow subdivision into three 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 Gill
 Seconded by Councillor Steele
 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 (12) Zone (RF-12)" and a date be set for Public Hearing.
 2. Council approve Development Variance Permit No. 7907-0190-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for the garage for proposed Lot 2;
 - (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lots 1 and 2; and
 - (c) to reduce the minimum lot depth of the RF-12 Zone from 22 metres (72 ft.) to 21.6 metres (71 ft.) for proposed Lots 1 to 3.

- (d) to vary the requirement of the Subdivision and Development By-law to permit a reduced road width standard for a collector road from 22 metres (72 ft.) to 16.6 metres (54 ft.);

3. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) issuance of Development Variance Permit No. 7907-0190-00.

RES.R09-583

Carried

*It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16932" pass its first reading.

RES.R09-584

Carried

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

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16932" pass its second reading.

RES.R09-585

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2009, No. 16932" be held at the
 City Hall on May 4, 2009, at 7:00 p.m.

RES.R09-586

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

12. 7909-0034-00

12088 - 75A Avenue

Maciej Dembek, Barnett Dembek Architects Inc. / Popular Group Investments Ltd., Inc. No. 424541

Rezoning from CD (By-law No. 16348) to CD (based on C-5 and RM-45) in order to permit an additional 270 square metres of ground floor commercial space and permit individual businesses to have a gross floor area less than 232 square metres (2,500 sq. ft.).

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 "Comprehensive Development Zone (CD)" (By-law No. 16348) 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 issue prior to final adoption:
 - (a) registration of a modified shared access easement/parking agreement with the neighbouring property to the west (7548 - 120 Street).

Before the main motion was put to question:

It was

Moved by Councillor Gill
Seconded by Councillor Hunt
That development application 7909-0034-00

be referred back to staff to have discussion with the neighbouring commercial property owners.

RES.R09-587

Defeated with Councillors Hepner, Rasode, Villeneuve, Martin and Steele against

The main motion was then put to question and:

RES.R09-588

Carried with Councillor Gill against

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16933" pass its first reading.
 RES.R09-589 Carried with Councillor Gill against

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16933" pass its second reading.
 RES.R09-590 Carried with Councillor Gill against

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2009, No. 16933" be held at the
 City Hall on May 4, 2009, at 7:00 p.m.
 RES.R09-591 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

- 13. 7908-0182-00**
14896 - 60 Avenue
Mike Helle, Coastland Engineering & Surveying Ltd./Malcolm Russell Clay
and Darleen Marie Clay
 Rezoning from RA to RF-9C and CD (based on RH) / Development Variance
 Permit to relax servicing requirements for the existing residential lot on
 60 Avenue
*in order to allow subdivision into 5 single family small lots with coach houses and
 create a remnant lot for future mixed-use 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 Gill
 That :

1. a By-law be introduced to rezone Block 1 on the Survey Plan attached as
 Appendix I 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. a By-law be introduced to rezone Block 2 on the Survey Plan attached as Appendix I 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.
3. Council approve Development Variance Permit No. 7908-0182-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to relax road and sanitary sewer improvements along the portion of 60 Avenue;
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) registration of a Section 219 Restrictive Covenant on proposed Lot 6 stating that, should the existing septic system fail, the property owner will be required to extend City sanitary sewer to service the property.
 - (e) registration of a Section 219 "no build" Restrictive Covenant on proposed Lot 6 lot to prevent development, including reconstruction, major renovation or alteration of the existing dwelling, to protect the site for future mixed-use development;
 - (f) the applicant address the shortfall in tree replacement to the satisfaction of the City Landscape Architect; and
 - (g) submission of a report from a certified professional at servicing agreement stage to confirm the existing septic system on the site is functioning adequately, to the satisfaction of the General Manager, Engineering.

RES.R09-592

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16934A" pass its first reading.
RES.R09-593 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. 16934A" pass its second reading.
RES.R09-594 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. 16934A" be held at the
City Hall on May 4, 2009, at 7:00 p.m.
RES.R09-595 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16934B" pass its first reading.
RES.R09-596 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. 16934B" pass its second reading.
RES.R09-597 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. 16934B" be held at the
City Hall on May 4, 2009, at 7:00 p.m.
RES.R09-598 Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

I. CLERK'S REPORT

J. OTHER BUSINESS

- 1. Corporate Report L008
Development Application No. 7907-0081-00
Proposed Rezoning from RA to RF and RF-12 – By-law No. 16713
14633 – 111A Avenue – Ekam Developments Ltd.**

It was
forward to a future Land Use meeting for further discussion.

Moved by Councillor Hunt
Seconded by Councillor Steele
That Corporate Report L008 be brought

RES.R09-599

Carried

K. ADJOURNMENT

It was

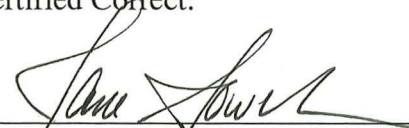
meeting do now adjourn.
RES.R09-600

Moved by Councillor Steele
Seconded by Councillor Rasode
That the Regular Council - Land Use


Carried

The Regular Council- Land Use meeting adjourned at 5:54 p.m.

Certified Correct:



Jane Sowik, City Clerk



Mayor Diane Watts