



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, MAY 4, 2009
Time: 5:37 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
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

SOUTH SURREY

1. **7907-0126-00**
2466 King George Highway
Lee Evens, White Rock Honda / McGivern Enterprises Ltd.
(Incorporation No. 216782)
Development Permit
in order to permit the expansion of the vehicle storage area for
White Rock Honda.

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. Council authorize staff to draft Development Permit No. 7907-0126-00 generally in accordance with the attached drawings (Appendix II).

- 2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning & Development Department.

RES.R09-710

Carried

SURREY CITY CENTRE/WHALLEY

- 2. **7908-0212-00**
12310 - 114 Avenue
Hunter Laird Engineering Ltd. / Ranjit Singh Saraon and
Sukhjot Kaur Saraon; Manjit Kaur Gill; Sukhbir Singh Brar;
Sukhraj Singh Brar
 OCP Amendment / Temporary Industrial Use Permit
in order to declare the site a Temporary Industrial Use Permit Area and to allow a temporary truck parking facility for a period not to exceed two years.

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

It was

Moved by Councillor Martin
 Seconded by Councillor Steele
 That the report provided on table by

delegation be received as information.

RES.R09-711

Carried

It was

Moved by Councillor Rasode
 Seconded by Councillor Martin
 That application 7908-0212-00 be referred

back to staff to address issue of servicing of area and road access to site prior to proceeding to public hearing.

RES.R09-712

Carried with Councillor Villeneuve as opposed.

3. **7908-0062-00**
10669, 10695, 10749 and 10775 Fir Road,
11927 Tannery Road and 10660 Speen Road
Bruce McWilliam, Pacific Land Resource Group Inc. /
R & R Trading Co. Ltd., Inc. No. 270898 /
BC Transportation Financing Authority
OCP Amendment / Temporary Industrial Use Permit
in order to allow a temporary office and steel storage yard for a period not to exceed two 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 Gill
That:

1. Council file Surrey Official Community Plan By-law, 1996, No. 12900, No. 82, Amendment By-law, 2008, No. 16719.
2. Council rescind Resolution No. R08-1555 of the July 14, 2008 Regular Council - Land Use meeting adopting of the recommendations and conditions of approval for Application No. 7908-0062-00.
3. Council rescind Resolution No. R08-1884 of the July 28, 2008 Regular Council - Public Hearing meeting pertaining to Temporary Industrial Use Permit No. 7908-0062-00.
4. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
5. 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.
6. Council approve Temporary Industrial Use Permit No. 7908-0062-00, as amended (Appendix IV) to proceed to Public Notification.
7. 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; and

(b) submission of adequate security to ensure the site is restored to its vacant state, upon expiration of the Temporary Industrial Use Permit.

RES.R09-713 Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 82, Amendment By-law, 2008, No. 16719" be
filed.

RES.R09-714 Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council rescind Resolution
No. R08-1555 of the July 14, 2008 Regular Council - Land Use meeting adopting
the recommendations and conditions of approval for Application
No. 7908-0062-00

RES.R09-715 Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council rescind Resolution
No. R08-1884 of the July 28, 2008 Regular Council - Public Hearing pertaining to
Temporary Industrial Use Permit No. 7908-0062-00.

RES.R09-716 Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 87 Amendment By-law 2009, No. 16941"
pass its first reading.

RES.R09-717 Carried

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

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 87 Amendment By-law 2009, No. 16941"
pass its second reading.

RES.R09-718 Carried

It was then
 Moved by Councillor Hepner
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 87 Amendment By-law
 2009, No. 16941" be held at the City Hall on May 25, 2009, at 7:00 p.m.
 RES.R09-719 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

4. **7909-0012-00**
17668, 17650, 17644 and 17620 - 62 Avenue;
Portion of 6142 & 6184 - 176 Street;
Portion of 17755 - 60 Avenue
Sid Johnson, CEI Architecture / City of Surrey
 Rezoning from RF and CD (By-law No. 5035 as amended) to CD (based on CPR)
 Development Permit
in order to permit the development of the Cloverdale Multi-Purpose 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 Hepner
 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) and "Comprehensive Development Zone (CD)" (By-law No. 5035, as amended) 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. 7909-0012-00 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 Parks, Recreation & Culture Department;
- (d) submission of a landscaping plan to the specifications and satisfaction of the Parks, Recreation & Culture Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (f) approval from the Ministry of Transportation and Infrastructure.

RES.R09-720

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16942" pass its first reading.

RES.R09-721

Carried

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

It was

Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2009, No. 16942" pass its second reading.

RES.R09-722

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. 16942" be held at the
 City Hall on May 25, 2009, at 7:00 p.m.

RES.R09-723

Carried**5. 7908-0072-00****6061 - 181A Street**

**Mike Kompter / Avtar Singh Senghera and Parmdeep Kaur Senghera;
 Hartej Singh Sandhu and Simren Sandhu**

Development Variance Permit

*in order to vary road requirements and to reduce the side yard setback for an
 existing house to be retained in a proposed 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 Hepner
Seconded by Councillor Martin
That:

1. Council approve Development Variance Permit No. 7908-0072-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the width of a Limited Local Road in the Subdivision and Development By-law for the RF Zone from 16.5 metres (54 ft.) to 15.5 metres (51 ft.); and
 - (b) to reduce the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 0.6 metre (2 ft.) for the existing house on proposed Lot 2.

RES.R09-724

Carried

**6. 7907-0243-00
6905 - 188 Street**

Ian Kent, Interform Investment Inc. / Tonino Testini and Nicola Testini
OCP Amendment from Suburban to Multiple Residential
Rezoning from RA to CD (based on RM-30) / Development Permit
in order to permit a fifty-three-unit (53) townhouse project.

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 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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

4. Council approve the applicant's request to eliminate the required indoor amenity space;
5. Council authorize staff to draft Development Permit No. 7907-0243-00 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 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 to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (g) the applicant adequately address the impact of no indoor amenity space;
 - (h) registration of a 2.4-metre (8 ft.) wide statutory right-of-way for public access along the north property line to accommodate a multi-use pathway;
 - (i) registration of a 0.6-metre (2 ft.) wide statutory right-of-way for public access along the east property line to accommodate the multi-use pathway requirement on 188 Street;
 - (j) completion of the City's acquisition of a 2.7-metre (9 ft.) wide portion along the north portion of the site; and
 - (k) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R09-725

Carried

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 241 Amendment By-law 2009, No. 16943" pass its
first reading.

RES.R09-726 Carried

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

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 241 Amendment By-law 2009, No. 16943" pass its
second reading.

RES.R09-727 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 241 Amendment By-law 2009,
No. 16943" be held at the City Hall on May 25, 2009, at 7:00 p.m.

RES.R09-728 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16944" pass its first reading.

RES.R09-729 Carried

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

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2009, No. 16944" pass its second reading.

RES.R09-730 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2009, No. 16944" be held at the
City Hall on May 25, 2009, at 7:00 p.m.

RES.R09-731 Carried

FLEETWOOD/GUILDFORD

7. **7908-0075-01**
9379 - 159A Street
Jake Sarwal / Jagmohan Sarwal and Inderjit Singh Sahota
 Development Variance Permit
in order to reduce the rear yard setback for an existing house on proposed Lot B.

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 Council approve Development
 Variance Permit No. 7908-0075-01, (Appendix III) 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 2.65 metres (9 ft.) for a portion of the existing
 house on proposed Lot B.

RES.R09-732

Carried**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****NEWTON**

8. **7909-0049-00**
13671 - 72 Avenue
Gord McQueen, John McCormick Architects / 525596 British Columbia
Ltd., Inc. No. 525596
Director Information:
Philip Yacht / Corinne Yacht
Officer Information: (as at August 20, 2008)
Philip Yacht (Secretary) / Corinne Yacht (President)
 Development Permit / Development Variance Permit
in order to legalize an addition to an existing commercial building in the
Newton Town Centre, and vary the rear yard setback.

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

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

1. Council authorize staff to draft Development Permit No. 7909-0049-00
 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7909-0049-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 3.9 metres (12 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R09-733

Carried**SURREY CITY CENTRE/WHALLEY**

- 9. 7909-0045-00**
10198 Grace Road
Aplin & Martin Consultants Ltd. / Sumitter Singh Pattar
 OCP Amendment / Temporary Industrial Use Permit Area
to allow a temporary truck parking facility for a period not to exceed two 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 Hepner
 That:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7909-0045-00 (Appendix III) to proceed to Public Notification.

- 4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refueling, storage of waste, petroleum fluids and vehicle maintenance and to prohibit the parking and storage of vehicles containing dangerous goods as defined by the *Transportation of Dangerous Goods Act*;
 - (d) resolution to the satisfaction of Metro Vancouver for the removal of fill placed on the GVRD right-of-way; and
 - (e) submission of final sealed drawings to satisfy the on-site requirements of truck parking facilities as endorsed by Council on October 31, 2006 in Corporate Report No. R216.

RES.R09-734

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 88 Amendment By-law 2009, No. 16945"
 pass its first reading.

RES.R09-735

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, Text No. 88 Amendment By-law 2009, No. 16945"
 pass its second reading.

RES.R09-736

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, Text No. 88 Amendment By-law
 2009, No. 16945" be held at the City Hall on May 25, 2009, at 7:00 p.m.

RES.R09-737

Carried

10. **7907-0069-00**
10128 Grace Road
McElhanney Consulting Services Ltd. / Pattar Cedar Products Ltd.,
Inc. No. 186866
OCP Amendment / Temporary Industrial Use Permit
to allow for a temporary truck parking facility for a period not to exceed two 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 Gill

That:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7907-0069-00 (Appendix IV) to proceed to Public Notification.
4. 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;
 - (b) submission of a final site plan addressing the requirements identified in Corporate Report No. R216;
 - (c) submission of a landscaping plan, landscaping cost estimate and landscaping bond and security to the specifications and satisfaction of the City Landscape Architect;
 - (d) submission of adequate security to ensure vehicles are removed and the site is returned to its vacant state upon expiry of the Temporary Industrial Use Permit;
 - (e) resolution of the fill placed over the sanitary sewer trunk line right-of-way to the satisfaction of Metro Vancouver; and

- (f) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refilling, storage of waste petroleum fluids and vehicle maintenance on site and to prohibit the parking and storage of vehicles containing dangerous goods as defined by the *Transport of Dangerous Goods Act*.

RES.R09-738

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 89 Amendment By-law 2009, No. 16946"
 pass its first reading.

RES.R09-739

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, Text No. 89 Amendment By-law 2009, No. 16946"
 pass its second reading.

RES.R09-740

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, Text No. 89 Amendment By-law
 2009, No. 16946" be held at the City Hall on May 25, 2009, at 7:00 p.m.

RES.R09-741

Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of May 4, 2009 were considered and dealt with as follows:

Item No. L002 Results of Consultation with Adjacent Property Owner
 Related to Application No. 7909-0034-00 - Popular Group
 Investments
 File: 7909-0034-00

The General Manager, Planning and Development submitted a report to advise Council of the results of consultation coordinated by staff between the owner/applicant of the property at 12088 - 75A Avenue (Rezoning Application No. 7909-0034-00) and the owner of the adjacent property at 7500 - 120 Street and to recommend a course of action for Council's consideration based on an agreement reached between the two parties.

Note: See By-law No. 16933 under Item H.3 of the Regular Council - Public Hearing agenda.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was
Moved by Councillor Rasode
Seconded by Councillor Villeneuve
That Council:

1. Receive this report as information;
2. Prior granting third reading of the Rezoning By-law related to Application No. 7909 0034, resolve to amend the By-law to limit the number of commercial units on the site to a maximum of three units; and
3. Require, as a condition of final adoption of the Rezoning By-law, the registration of a Section 219 Restrictive Covenant on the title to the property that acts to notify future owners of the restriction on the maximum number of commercial units allowed on the site.

RES.R09-742

Carried

D. ITEMS REFERRED BY COUNCIL

1. At the April 20, 2009 Regular Council - Land Use, Council passed a resolution that Corporate Report L008 be brought forward to a future Land Use meeting for further discussion.

Item No. L008 Development Application No. 7907-0081-00
Proposed Rezoning from RA to RF and RF-12 -
By-law No. 16713
14633 - 111A Avenue - Ekam Development Ltd.

The General Manager, Planning and Development submitted a report to advise Council on the changes made by the applicant to the proposed subdivision layout for Development Application No. 7907-0081-00. These changes have been made in response to the issues raised at the Public Hearing held July 14, 2008 and the direction provided by Council following the Public Hearing. The report also outlines optional courses of action that are available to Council in relation to the continuation of the application approval process and makes a recommendation in this regard.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
Seconded by Councillor Rasode
That Council:

1. Receive this report as information;
2. Approve Option 2 (consider third reading based on the revised 27-Lot Proposal) within Corporate Report L008.
3. Instruct the City Clerk to forward a copy of this Corporate Report and the related Council resolution to the applicant.

RES.R09-743 Carried with Councillor Villeneuve and Councillor Steele opposed.

It was Moved by Councillor Hunt
Seconded by Councillor Rasode
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16713" pass its third reading.

RES.R09-744 Carried with Councillor Villeneuve and Councillor Steele opposed.

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 33 Amendment By-law, 2003, No. 14940"

7902-0078-00 - Gurdaval and Manjit Sandu

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. 10". This amendment will permit a truck and trailer rental facility on the property located at 19209 - 80 Avenue for a period not to exceed two years.

Approved by Council: February 17, 2003

- * Planning & Development advise that (see memorandum dated April 30, 2009 in by-law back-up) By-law No. 14940 should be filed as the application has been inactive for 5 years and the applicant has not responded to the registered letter sent on March 18, 2009 advising the file would be closed unless outstanding requirements were addressed within 30 days.

It was Moved by Councillor Rasode
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 33 Amendment By-law, 2003, No. 14940" be
filed.

RES.R09-745

Carried

FINAL ADOPTIONS

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 221 Amendment By-law, 2008, No. 16733"

7908-0113-00 - Grandview Business Centre Inc., Harold and Joy Taylor,
c/o Elkay Developments Ltd. (Rick Friesen)

To authorize the redesignation of a portion of the site - 2612 and 2618 Croyden Drive, and Portion of 2609 - 158 Street from Suburban (SUB) to Industrial (IND).

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16734A/B.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 221 Amendment By-law, 2008, No. 16733" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R09-746

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16734A"

7908-0113-00 - Grandview Business Centre Inc., Harold and Joy Taylor,
c/o Elkay Developments Ltd. (Rick Friesen)

RA to CD (BL 12000) - 2612 and 2618 Croyden Drive and Portion of 2609 - 158 Street - to permit the development of a 4-storey business park/office building.

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16733 & 16734B.

Note: A Development Permit (7908-0113-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a)

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16734A" be finally adopted, signed
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-747

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16734B"

7908-0113-00 - Grandview Business Centre Inc., Harold and Joy Taylor,
c/o Elkay Developments Ltd. (Rick Friesen)

RA to RH (BL 12000) - Portion of 2609 - 158 Street - to allow the retention of an existing house on a remnant lot.

Approved by Council: July 14, 2008

This by-law is proceeding in conjunction with By-law 16733 & 16734A.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16734B" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-748

Carried

MISCELLANEOUS

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 213 Amendment By-law, 2008, No. 16674"

7907-0086-00/7905-0406-00 - 678924 B.C. Ltd. c/o McElhanney Consulting Services (James Pernu) and Barnett Dembek Architects (Maciej Dembek)

To authorize the redesignation of the site at 7334 - 194 Street, 7341 and 7353 - 196 Street from Suburban (SUB) to Urban (URB).

Approved by Council: May 26, 2008

- * Planning & Development advise that (see memorandum dated April 30, 2009 in by-law back-up) subsequent to By-laws 16674, 16675 and 16676 receiving Third Reading, it was necessary for the applicant to revise the phasing of portions of the project. For this reason, By-laws 16676 and associated Development Permit are proceeding under No. 7907-0086-00 rather than 7905-0046-00. The remaining By-laws associated with Application No. 7905-0406-00 (By-law Nos. 16674B, 16676A, and 16676B) will proceed at a later date.

Further, it is necessary to divide the proposed OCP Amendment By-law 16674 into two by-laws to allow for the redesignation of the subject site from Suburban to Urban to proceed without the remaining lands under application No. 7905-0406-00. To allow the subject site to proceed, it is requested that Council divide the by-laws accordingly, as follows:

It was	Moved by Councillor Hepner Seconded by Councillor Hunt That Council rescind Resolution R08-1360 of the June 16, 2008 Regular Council - Public Hearing Minutes passing Third Reading of "Surrey Official Community Plan By-law, 1996, No. 12900, No. 213 Amendment By-law, 2008, No. 16674"
RES.R09-749	<u>Carried</u>

It was	Moved by Councillor Hepner Seconded by Councillor Hunt That Council split "Surrey Official Community Plan By-law, 1996, No. 12900, No. 213 Amendment By-law, 2008, No. 16674" into "Surrey Official Community Plan By-law, 1996, No. 12900, No. 213 Amendment By-law, 2008, No. 16674A." and "Surrey Official Community Plan By-law, 1996, No. 12900, No. 213 Amendment By-law, 2008, No. 16674B." as shown in by-law back-up as Appendix I and II.
RES.R09-750	<u>Carried</u>

It was	Moved by Councillor Hepner Seconded by Councillor Hunt That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 213 Amendment By-law, 2008, No. 16674A" pass its third reading.
RES.R09-751	<u>Carried</u>

It was Moved by Councillor Hepner
 Seconded by Councillor Hunt
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 213 Amendment By-law, 2008, No. 16674B" pass
 its third reading.

RES.R09-752 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 213 Amendment By-law, 2008, No. 16674A" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R09-753 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16675"

7907-0086-00 - 678924 B.C. Ltd. c/o McElhanney Consulting Services
 (James Pernu) and Barnett Dembek Architects (Maciej Dembek)

RA to RF-9C (BL 12000) (Block A) - portion of 7334 - 194 Street to
 permit the development of 19 small single family lots with coach houses.

Approved by Council: May 26, 2008

* Planning & Development advise that (see memorandum dated April 30, 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 Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16675" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-754 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16676"

7905-0406-00 - 678924 B.C. Ltd., c/o McElhanney Consulting Services
 (James Pernu) and Barnett Dembek Architects (Maciej Dembek)

RA to CD (BL 12000) (Block B) - 7334 - 194 Street to permit the development of a 30-unit townhouse development.

Approved by Council: May 26, 2008

Note: A Development Permit (7907-0086-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b).

- * Planning & Development advise that (see memorandum dated April 30, 2009 in by-law back-up) subsequent to By-laws 16674, 16675 and 16676 receiving Third Reading, it was necessary for the applicant to revise the phasing of portions of the project. For this reason, By-laws 16676 and associated Development Permit are proceeding under No. 7907-0086-00 rather than 7905-0046-00.

Further, following third reading of By-law 16676, the applicant undertook a number of design changes to the proposed townhouse buildings in order to address concerns of the City Architect. In addition, building height regulations are modified. As a result of these design changes, the site no longer conforms to the lot coverage and setback requirements set out in By-law 16676. As a result, it is recommended that the bylaw be amended to reflect the new lot coverage, building height and setbacks prior to proceeding. The proposed amendments do not affect use or density and therefore do not require a new Public Hearing.

It was Moved by Councillor Hepner
Seconded by Councillor Hunt
That Council rescind Resolution R08-1362
of the June 16, 2008 Regular Council-Public Hearing Minutes passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16676".

RES.R09-755 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Hunt
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16676" in Section E. Lot Coverage, Section F. Yards and Setbacks and G. Height of Buildings, as shown in the memorandum in by-law back-up.

RES.R09-756 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16676" pass its third reading as amended.

RES.R09-757 Carried

It was
 Moved by Councillor Hepner
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16676" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R09-758 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7908-0113-00**
Ken Sully, Elkay Developments Ltd.
Jay Michael Chartier and
Laurel June Chartier / Wilfred Harold London
Harold Stephen Taylor and Joy Ethel Taylor
 2612 and 2618 Croydon Drive and 2609 - 158 Street

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

"That Development Permit No. 7908-0113-00 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. 16734A under Item H.3.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Development Permit
 No. 7908-0113-00 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.R09-759 Carried

- (b) **Development Permit No. 7907-0086-00**
Darren Braun, McElhanney Consulting Services, Maciej Dembek,
Barnett Dembek Architects/678924 B.C. Ltd., Inc. No. 678924
 7334 - 194 Street

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

"That Development Permit No. 7907-0086-00 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. 16676 under Item H.7.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit
 No. 7907-0086-00 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.R09-760 Carried

J. OTHER BUSINESS

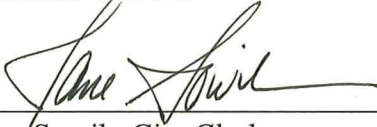
K. ADJOURNMENT

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

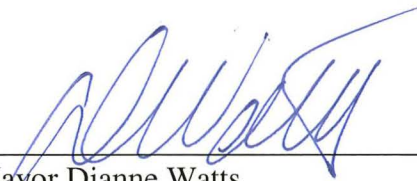
RES.R09-761 Carried

The Regular Council- Land Use meeting adjourned at 6:09 p.m.

Certified Correct:



 Jane Sowik, City Clerk



 Mayor Dianne Watts