

Present:

Councillor Hepner
Councillor Bose
Councillor Gill
Councillor Hunt
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:

Councillor Martin
Mayor Watts

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

City Clerk
City Manager
City Solicitor
Deputy City Clerk
General Manager, Engineering
General Manager, Finance and Technology
General Manager, Human Resources
General Manager, Investment & Intergovernmental Relations
General Manager, Parks, Recreation and Culture
General Manager, Planning & Development
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Manager, Land Development, Engineering

Mayor Watts had to excuse herself from the meeting and asked for a motion for Councillor Hepner to Chair.

It was

Council-Land Use Meeting.
RES.R10-1908

Moved by Councillor Hunt
Seconded by Councillor Steele
That Councillor Hepner chair the Regular

Carried

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

1. **7910-0255-00**
14007 - 32 Avenue
Leslee Kerfoot / Belle's Corner Ltd., Inc. No. 575177
Liquor License Amendment patron participation
in order to permit dancing within an existing food primary licensed establishment (Belle's).

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve the following
 proposed food primary liquor license amendment to proceed to Public
 Notification:

- (a) The addition of patron participation entertainment limited to dancing.

RES.R10-1909

Carried with Councillor Hunt against.

2. **7910-0202-00**

3050 King George Boulevard

Paul Rust /384451 B.C. Ltd., Inc. No. 384451 /

Director Information: Bernard Rosenblatt /

Officer Information as at March 23, 2010 /

Bernard Rosenblatt (President, Secretary)

Development Permit / Development Variance Permit

in order to allow for exterior renovations to an existing automotive dealership.

A Development Variance Permit is required to relax Sign By-law and Zoning By-law requirements.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hunt
 That:

1. Council authorize staff to draft Development Permit No. 7910-0202-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0202-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of the CD Zone (By-law No. 8370) from 9 metres (30 ft.) to 10.9 metres (35.6 ft.);
 - (b) to relax the Sign By-law to increase the number of fascia signs from 1 to 2;
 - (c) to relax the Sign By-law to allow two (2) fascia signs to extend above the roof line; and
 - (d) to relax the Sign By-law to increase the number of canopy signs from 1 to 2.
3. Council instruct staff to resolve the following issue prior to approval of Development Permit No. 7910-0202-00:

RES.R10-1910 (a) approval of Development Variance Permit No. 7910-0202-00.
Carried

3. **7907-0195-00**
1598 – 184 Street and 18448 – 16 Avenue
Dave Boswell, Focus Architecture Inc.
0739896 B.C. Ltd., Inc. No. 0739896 /
Director Information: Daljit Singh Dhanoa
Officer Information as at November 8, 2009 /
Daljit Singh Dhanoa (Treasurer)
Rezoning from CG-1 and A-1 to CD (based on CG-1) / Development Permit
in order to permit the redevelopment of a gas station.

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

It was Moved by Councillor Gill
Seconded by Councillor Hunt
That:

1. a By-law be introduced to rezone 1598 – 184 Street from "Self-Service Gasoline Station Zone (CG-1)" (By-law No. 12000) and 18448 – 16 Avenue from "General Agriculture Zone (A-1)" (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. 7907-0195-00 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, proposed septic system 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) endorsement from the Department of Fisheries and Oceans (DFO);
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (f) registration of an access easement to allow access to 16 Avenue over the subject site from the easterly portion of the property at 1566 - 184 Street; and
- (g) approval from the Agricultural Land Reserve (ALC) for the proposed widening of 184 Street and 16 Avenue to an ultimate width greater than 24 metres (79 ft.).

RES.R10-1911

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2010, No. 17278" pass its first reading.

RES.R10-1912

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, 2010, No. 17278" pass its second reading.

RES.R10-1913

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, 2010, No. 17278" be held at the City Hall on Monday, November 15, 2010, at 7:00 p.m.

RES.R10-1914

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON4. **7910-0240-00****6048, 6054, 6060 and 6066 - 163B Street****Mark Nowotney, Qualico Developments /****Qualico Developments (Vancouver) Inc., Inc. No. A26101**

Development Variance Permit

to permit driveway access from the street rather than a lane for three RF-9 lots and one RF-12 lot and to vary the front yard and rear yard setbacks to permit front-loading double garages.

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

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

1. Council approve Development Variance Permit No. 7910-0240-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone to permit driveway access from the street, rather from the adjoining lane, for Lot 126;
 - (b) to waive the requirement of the RF-9 Zone Type III lots to provide a driveway to the lot only from a rear lane for Lots 123, 124 and 125; and
 - (c) to increase the minimum front yard setback to the garage of the RF-9 Zone from 3.5 metres (11 ft. 6 inches) to 5.5 metres (18 ft.) for Lots 123, 124 and 125; and
 - (d) to reduce the minimum rear yard setback of the RF-9 Zone from 6.5 metres (21 ft.) to 5.5 metres (18 ft.) for Lots 123, 124 and 125.

RES.R10-1915

CarriedNEWTON

5. **7908-0133-00**
6324 - 128 Street
Dharam Kajal, Westridge Engineering and Consulting Ltd. / Jitendra Singh and Sushila Wati Singh
 Rezoning from RA to RF
in order to allow subdivision into three (3) single family lots and one (1) remnant lot.

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

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

1. a By-law be introduced to rezone the property at 6324 - 128 Street from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) discharge of Restrictive Covenant No. BK40534;
- (e) registration of a Section 219 Restrictive Covenant for "no build" over Lot 1 until future subdivision in accordance with the subdivision concept; and
- (f) registration of a Section 219 Restrictive Covenant for the removal of the existing dwelling on proposed Lot 1 (the remnant parcel) within three (3) years from the date of registration. A demolition bond for the dwelling is required in this regard.

RES.R10-1916

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2010, No. 17279" pass its first reading.

RES.R10-1917

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, 2010, No. 17279" pass its second reading.

RES.R10-1918

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, 2010, No. 17279" be held at the City Hall on Monday, November 15, 2010, at 7:00 p.m.

RES.R10-1919

Carried

6. **7910-0099-00**
14472 - 76 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. /
High Quality homes Ltd., Inc. No. BC0659799
 Rezoning from RA to RF
in order to allow subdivision into 7 single family lots.

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

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 7 until future consolidation with the adjacent property (14463 - 75A Avenue);
 - (e) the applicant adequately address the tree replacement deficit;
 - (f) discharge of "no build" covenants from titles of 7569 - 144A Street and 14463 - 75A Avenue;
 - (g) registration of a Section 219 Restrictive Covenant to ensure tree retention and protection; and
 - (h) submission of a finalized lot grading plan to the satisfaction of the Manager, Building Division.

RES.R10-1920 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17280" pass its first reading.

RES.R10-1921 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, 2010, No. 17280" pass its second reading.

RES.R10-1922 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, 2010, No. 17280" be held at the City
Hall on Monday, November 15, 2010, at 7:00 p.m.
RES.R10-1923 Carried

7. **7909-0244-00**
5734 – 132 Street
Roger Jawanda, CitiWest Consulting Ltd. / Manjit Kaur Grewal
Rezoning from RA to RH / Development Variance Permit
in order to allow subdivision into six half-acre lots as well as reduce the minimum lot width, side yard setback (flanking street) requirement for one lot in order to preserve on-site trees, and vary the height of a noise attenuation fence along Highway No. 10 (58 Avenue).

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

It was Moved by Councillor Gill
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 "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7909-0244-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width requirement of the RH Zone from 30 metres (98 feet) to 27.3 metres (90 feet);
 - (b) to reduce the minimum side yard setback (flanking street) of the RH Zone from 7.5 metres (25 feet) to 5 metres (16 feet); and
 - (c) to increase the maximum height for a noise attenuation fence on a lot frontage, for a residential lot, from 1.2 metres (4 ft.) to 1.2 metres (4 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) approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) the applicant addresses the shortfall in tree replacement;
- (h) finalize details of a 15-metre (40 ft.) landscape buffer including appropriate noise attenuation fencing adjacent to Highway No. 10 (58 Avenue) to the satisfaction of the City Landscape Architect;
- (i) the applicant is required to provide a financial security for the noise attenuation fence and additional landscaping adjacent to Highway No. 10 (58 Avenue);
- (j) registration of a Section 219 Restrictive Covenant on the northern portion of Lot 5 and Lot 6 for a 15 metre (40 ft.) landscape buffer, including appropriate fencing, adjacent to Highway No. 10 (58 Avenue);
- (k) registration of a Section 219 Restrictive Covenant (No Build) for tree preservation on Lots 1 to 6 (inclusive); and
- (l) the applicant construct appropriate fencing along the western boundary of proposed Lot 1 and Lot 6.

RES.R10-1924

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

Amendment By-law, 2010, No. 17281" pass its first reading.

RES.R10-1925

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

Amendment By-law, 2010, No. 17281" pass its second reading.

RES.R10-1926

Carried

<p>It was then</p> <p>By-law, 1993, No. 12000, Amendment</p> <p>RES.R10-1927</p>	<p>Moved by Councillor Gill</p> <p>Seconded by Councillor Steele</p> <p>That the Public Hearing on "Surrey Zoning</p> <p>By-law, 2010, No. 17281" be held at the City</p> <p>Hall on Monday, November 15, 2010, at 7:00 p.m.</p> <p><u>Carried</u></p>
--	--

SURREY CITY CENTRE/WHALLEY

8. **7908-0308-00**
12469 – 104 Avenue
Jordan Kutev / Coptic Orthodox Patriarcate,
St. Mary's Coptic Orthodox Church, Inc. No. 47265S
 Heritage Alteration Permit
to allow restoration of the South Westminster School and construction of a church addition.

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

<p>It was</p> <p>Alteration Permit No. 7908-0308-00 (Appendix IV), authorize the Mayor and Clerk to sign the Heritage Alteration 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.</p> <p>RES.R10-1928</p>	<p>Moved by Councillor Gill</p> <p>Seconded by Councillor Steele</p> <p>That Council approve the attached Heritage</p> <p><u>Carried</u></p>
--	--

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17169"
7910-0005-00 - Heather Fink, c/o Coastland Engineering & Surveying Ltd.
RM-D to RF (BL 12000) - 1144 - 164 Street - to allow subdivision into two
single family lots.

Approved by Council: May 3, 2010

It was

Moved by Councillor Bose

Seconded by Councillor Villeneuve

That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17169" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1929

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17099"
7909-0203-00 - Manjit Singh Jagpal and Baljit Kaur Jagpal, c/o Jake Sarwal
RA to RF (BL 12000) - 9481 - 159A Street - to allow subdivision into two
(2) single family lots.

Approved by Council: December 14, 2009

It was

Moved by Councillor Bose

Seconded by Councillor Villeneuve

That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17099" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1930

Carried

I. CLERK'S REPORT

1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0071-00**
G.D. Wolfe Holdings Ltd., Inc. No. 368980
Krahn Engineering
19360 Highway No. 10 (Langley By-pass)

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and site, form, exterior design and finish of the building and other structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

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

