

Present:

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

Absent:

Councillor Steele

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

City Clerk
City Manager
City Solicitor
Deputy City Clerk
Deputy City Manager
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

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

1. **7910-0214-00**
17944 Colebrook Road
Scott Groves, City of Surrey, Civic Facilities / City of Surrey
Development Permit / Development Variance Permit
in order to permit the development of an Animal Care and Adoption Centre.

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

It was

Moved by Councillor Martin
Seconded by Councillor Hepner
That:

1. Council authorize staff to draft Development Permit No. 7910-0214-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0214-00, (Appendix VI) varying the following, to proceed to Public Notification to reduce the minimum side yard on a flanking street in the A-1 Zone from 30 metres (98 ft.) to 25 metres (82 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;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) issuance of Development Variance Permit No. 7910-0214-00.

RES.R10-1969

CarriedNEWTON

2. **7910-0187-00**
8388 – 128 Street (Strata Lot 1)
Shaun Creany, Priority Permits Ltd. / Jarnail Singh Sahota
 Development Variance Permit
in order to permit two existing non-complying awning signs on a multi-tenant building.

A representative of the applicant was in attendance to speak to this item. The application is to change the skin on the awning. The owner wants to replace what is existing with a new look.

Staff clarified that they have no issue with the use; they explained that the awning was changed and the owner is now asking for permission as the awning is non-compliant.

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That Application 7910-0187-00 be denied.
Carried

RES.R10-1970

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 3. **7910-0166-00**
9568 – 168 Street
Katherine Poole / Tynehead Community Association
 Heritage Alteration Permit
in order to allow a building addition to the Tynehead Community Hall.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Council approve Heritage Alteration
 Permit No. 7910-0166-00 (Appendix III), 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.

RES.R10-1971

Carried

SOUTH SURREY

- 4. **7910-0020-00**
2846 and 2864 – 160 Street
Clarence Arychuyk, Hunter Laird Engineering Ltd. / Forrest Nelson Day and Agnes Gail Day / Jens Jakob Fons
 OCP Amendment from Suburban to Urban / NCP Amendment from Single Detached 4-6 upa to Single Detached 7 upa and Environmental Area / Rezoning from RA and A-1 to RF-9, RF-12, and CD (based on RF) / Development Variance Permit.
in order to allow subdivision into 120 single family lots and one park lot for the protection of a riparian area.

Staff shared that the environmental area extends to the north of the property as it is anticipated that many of the trees will be saved by the protected area. The developer was encouraged to look at the third property in the dedication, however; the developer has not been successful with negotiations to acquire the third property.

The developer was present and shared that there were a number of opportunities for the purchase of the property. The amount of land that is available for development has been cut back substantially. The developers are only interested in purchasing developable land. Over the last 10 months, there have been numerous attempts to purchase the property. Design concepts were prepared for lands that reflected development potential. Land on 160th street would reflect the densities that would get the lands to the point where they are economically viable.

The challenge is coming to an agreement with the fact that there are riparian lands.

The Mayor suggested that the higher density be given in order to retain the whole riparian area.

Council asked staff to note on the application that through the dedication there are more than 80 trees being saved on the site and it would be important to note when the project goes forward to public hearing.

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

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
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)" and "General Agricultural Zone (A-1)" to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "General Agricultural Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council approve Development Variance Permit No. 7910-0020-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback requirements of the RF-12 Zone for proposed Lot 48, from 6 metres (20 feet) to 2.0 metres (6.6 feet) to the front of the principal building and 2.8 metres (9.2 feet) to the garage;
 - (b) to reduce the minimum front yard setback requirements of the RF-12 Zone for proposed Lot 61, from 6 metres (20 feet) to 3 metres (9.8 feet) to the front of the principal building, 4 metres (13 feet) to the garage, and 1.5 metres (4.9 feet) to the veranda;

- (c) to reduce the minimum front yard setback requirements of the RF-12 Zone for proposed Lot 62, from 6 metres (20 feet) to 3.5 metres (11.5 feet) to the front of the principal building, 5.5 metres (18 feet) to the garage and 1.75 metres (5.7 feet) to the veranda;
 - (d) to reduce the minimum rear yard setback requirement of the RF-12 Zone for proposed Lot 73, from 7.5 metres (25 feet) to 6 metres (20 feet);
 - (e) to vary Part 17A Section H.6 of the Surrey Zoning By-law (No. 12000) to permit double car garages on Type 1 RF-12 Lots 40 and 41; and
 - (f) permit the required second floor area reduction (i.e. 80%) to be accomplished from the rear of the dwelling (in addition to the normally permitted front or side).
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 including the dedication of the riparian area to the City as parkland;
 - (c) input from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and arbourist report to the 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 for "no build" on a portion of proposed Lots 68, 83 and 120 until future consolidation with the adjacent property (2904 - 160 Street);
 - (g) registration of a Section 219 Restrictive Covenant advising future homeowners that only a single car garage can be built on proposed Lot 29;
 - (h) registration of Section 219 Restrictive Covenants for the protection of mature trees on proposed Lots 28, 40, 41, 48 to 50, 56 to 59, 61, 73 and 74; and

- (i) submission of a landscape plan and registration of a Section 219 Restrictive Covenant for proposed Lots 93 to 96 and 119 in order to establish a landscape buffer between the existing acreage lots and the proposed transition lots.

7. Council pass a resolution to amend the North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the land from Single Detached (4-6 upa) to Single Detached (7 upa) and Environmental Area when the project is considered for final adoption.

RES.R10-1972

Carried

With Councillor Bose opposed.

It was

Moved by Councillor Martin
Seconded by Councillor Hunt

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 276 Amendment By law 2010, No. 17283" pass its first reading.

RES.R10-1973

Carried

With Councillor Bose opposed.

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

It was

Moved by Councillor Martin
Seconded by Councillor Hunt

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 276 Amendment By law 2010, No. 17283" pass its second reading.

RES.R10-1974

Carried

With Councillor Bose opposed.

It was then

Moved by Councillor Martin
Seconded by Councillor Hunt

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 276 Amendment By law 2010, No. 17283" be held at the City Hall on Monday, November 29, 2010, at 7:00 p.m.

RES.R10-1975

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Hepner

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

Amendment By-law, 2010, No. 17284" pass its first reading.

RES.R10-1976

Carried

With Councillor Bose opposed.

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

RES.R10-1977 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17284" pass its second reading.
Carried
With Councillor Bose opposed.

RES.R10-1978 It was then Moved by Councillor Martin
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17284" be held at the City
Hall on Monday, November 29, 2010, at 7:00 p.m.
Carried

RES.R10-1979 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17285" pass its first reading.
Carried
With Councillor Bose opposed.

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

RES.R10-1980 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17285" pass its second reading.
Carried
With Councillor Bose opposed.

RES.R10-1981 It was then Moved by Councillor Martin
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17285" be held at the City
Hall on Monday, November 29, 2010, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

5. **7908-0031-00**
10575, 10593 and 10605 – 139 Street
Don Andrew, Architect / S & S Titan Development Group Inc.
Rezoning from RF to CD (based on RM-70) / Development Permit
*in order to permit the development of a four-storey apartment building in Surrey City
Centre.*

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

It was
Moved by Councillor Martin
Seconded by Councillor Villeneuve
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 204 square metres (2,195 sq.ft.) to 81 square metres (872 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7908-0031-00 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) the applicant adequately address the impact of reduced indoor amenity space; and

- (i) registration of a joint access agreement to provide for access to the adjoining lot to the south.

RES.R10-1982 Carried

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17286" pass its first reading.

RES.R10-1983 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17286" pass its second reading.

RES.R10-1984 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17286" be held at the City
Hall on Monday, November 29, 2010, at 7:00 p.m.

RES.R10-1985 Carried

C. CORPORATE REPORTS

- The Corporate Reports under date of November 15, 2010 were considered and dealt with as follows:

Item No. Loo6 Proposed Temporary Truck Parking Facilities at 10198 and 10128 Grace Road - By-law Nos. 16945 and 16946
File: 7909-0045-00; 7907-0069-00

Note: See By-law Nos. 16945 & 16946 under Item H.2 & H.3

The General Manager, Planning and Development submitted a report to respond to the issues and concerns raised at the May 25, 2009 Public Hearing related to applications to amend the Official Community Plan ("OCP") By-law to allow temporary truck parking on the properties at 10198 Grace Road (Application No. 7909-0045-00) and 10128 Grace Road (Application No. 7907-0069-00). Each of these applications is seeking to designate a lot on Grace Road as a Temporary Industrial Use Permit Area in the OCP and to obtain a Temporary Industrial Use Permit ("TUP") to operate a truck parking facility for a period not to exceed two years (Appendix I).

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

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

1. Receive Corporate Report Loo6 as information;
2. Give Third Reading to By-law No. 16945, which, if adopted, will allow the site at 10198 Grace Road to operate as a temporary truck parking facility for a period not exceeding two years;
3. Give Third Reading to By-law No. 16946, which, if adopted, will allow the site at 10128 Grace Road to operate as a temporary truck parking facility for a period not exceeding two years;
4. Instruct staff to resolve the following issues prior to final adoption of By-law No. 16945 for the site at 10198 Grace Road:
 - (a) 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) that all requirements identified in the Pre-Servicing approval stage (Appendix VII) are completed; and
 - (c) that this application be brought forward within two months for consideration of filing if the above-referenced conditions have not been adequately fulfilled by the applicant; and
5. Instruct staff to resolve the following issues prior to final adoption of By-law No. 16946 for the site at 10128 Grace Road:
 - (a) 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) that all requirements identified in the Pre-Servicing approval stage (Appendix VIII) are completed; and
 - (c) that this application be brought forward within two months for consideration of filing if the above-referenced conditions have not been adequately fulfilled by the applicant.

RES.R10-1986

Carried

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, 2009, No. 17031, Amendment By-law, 2010, No. 17269"
7910-0223-00 - Owners of Strata Plan BCS1684, c/o Manjinder Bal
To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17031", as follows:
 - (a) Section 2.B Permitted Uses is amended by renumbering Section 2.B.11 to 2.B.12 and inserting a new Section 2.B.11 as follows:
"11. *Private schools* provided that such use is limited in area to a maximum of 265.4 square metres (2,857 sq. ft.)."
 - (b) Section 2. L. Other Regulations is amended to reflect housekeeping changes.

The by-law amendment will permit private school use in an existing strata building on the property located at 7475 - 135 Street.

Approved by Council: October 18, 2010

It was

Moved by Councillor Martin

Seconded by Councillor Hepner

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17031, Amendment By-law, 2010, No. 17269" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1987

Carried

THIRD READINGS

2. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 88 Amendment By-law, 2009, No. 16945"
7909-0045-00 - Summitter Pattar, c/o Aplin & Martin Consultants Ltd.
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 Industrial Use Permit Areas" by adding a new heading "Temporary Industrial Use Permit Area No. 31 - Truck Parking". This application will allow a temporary truck parking facility for a period not to exceed two years on the site located 10198 Grace Road.

Approved by Council: May 4, 2009

Note: This By-law will be in order for consideration of Third Reading, should Council approve the recommendations of Corporate Report Item No. Loo6.

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

RES.R10-1988 Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 89 Amendment By-law, 2009, No. 16946"
7907-0069-00 - Pattar Cedar Products Ltd.
c/o McElhanney Consulting Services Ltd.
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 Industrial Use Permit Areas" by adding a new heading "Temporary Industrial Use Permit Area No. 32 - Temporary Truck Parking Facility". This application will allow a temporary truck parking facility for a period not to exceed two years on the site located at 10128 Grace Road.

Approved by Council: May 4, 2009

Note: This By-law will be in order for consideration of Third Reading, should Council approve the recommendations of Corporate Report Item No. Loo6.

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

RES.R10-1989 Carried

I. CLERK'S REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the Regular Council - Land Use meeting

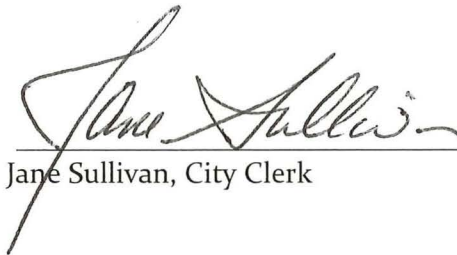
do now adjourn.

RES.R10-1990

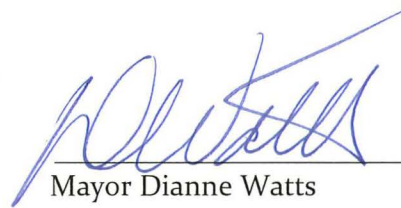
Carried

The Regular Council- Land Use meeting adjourned at 6:07 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts