

Present:

Chairperson - Mayor Watts
Councillor Bose
Councillor Gill
Councillor Hepner
Councillor Hunt
Councillor Martin
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:**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, South Division
Manager, Land Development, Engineering

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

1. **7910-0282-00**
7728 - 128 Street
Bob Chandi, Golden View Development Corp. /
All Owners Under Strata Plan LMS 0853
Rezoning from CD to CD (based on IL)
in order to include distribution centres as a permitted use on the subject property as well as to permit a specific general service use restricted to Strata Lot 24.

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

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That:

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 13835) 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.

RES.R11-3 Carried

It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17348" pass its first reading.

RES.R11-4 Carried

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

It was Moved by Councillor Bose
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17348" pass its second reading.

RES.R11-5 Carried

It was then Moved by Councillor Bose
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17348" be held at the City
 Hall on Monday, January 24, 2011, at 7:00 p.m.

RES.R11-6 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 2. **7910-0264-00**
18725 - 64 Avenue
Jeff Skinner, Mosaic Avenue Developments Ltd. /
2561 Baptist Holdings Ltd., Inc. No. 759879
 Rezoning from RA to CD (based on RM-15) / Development Permit
in order to permit the development of 96 three-storey and two-storey townhouse units.

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 "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 288 square metres (3,100 sq. ft.) to 111 square metres (1,200 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7910-0264-00 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 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;
 - (d) 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 liveable space;
 - (e) the applicant adequately address the impact of reduced indoor amenity space; and
 - (f) registration of a 12.35-metre (40.5 ft.) wide statutory right-of-way for public rights-of-passage to provide an east-west connection through the subject site.

RES.R11-7

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2011, No. 17349" pass its first reading.

RES.R11-8

Carried

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

RES.R11-9 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2011, No. 17349" pass its second reading.
Carried

RES.R11-10 It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2011, No. 17349" be held at the City
Hall on Monday, January 24, 2011, at 7:00 p.m.
Carried

3. **7910-0195-00**
7070 and 7086 – 180 Street and 18014 Fraser Highway
Maciej Dembek, Barnett Dembek Architects Inc. /
Sunmark Developments Ltd., Inc. No. BC449592
NCP Amendment from "Townhouse Cluster (10-12 upa)" and "Single Family Residential" to "Townhouse (15 upa)" and "Open Space/ Linear Park/Buffer" Rezoning from RA to CD (based on RM-15) / Development Permit in order to permit the development of 69 townhouse units.

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

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0195-00 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, 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized Raptor Study to the satisfaction of the City Environmental Coordinator; and
- (h) 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 liveable space.

4. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the subject site from "Townhouse Cluster (10-12 upa)" and "Single Family Residential" to "Townhouse (15 upa)" and the adjoining 180 Street road right-of-way from "Townhouse Cluster (10-12 upa)" to "Open Space/Linear Park/Buffer" when the project is considered for final adoption.

RES.R11-11

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17350" pass its first reading.

RES.R11-12

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, 2011, No. 17350" pass its second reading.

RES.R11-13

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, 2011, No. 17350" be held at the City Hall on Monday, January 24, 2011, at 7:00 p.m.

RES.R11-14

Carried

FLEETWOOD/GUILDFORD

4. **7910-0082-00**
15911, 15921, 15941 and 15955 – 92 Avenue
Mike Helle, Coastland Engineering and Surveying Ltd. /
Gill & Mattu Developments Ltd., Inc. No. BCo881032
Harbhajan Singh Gill and Manjit Kaur Gill
Mattu Family Holdings Ltd., Inc. No. 526183
Rezoning from RA to RF-12
in order to allow subdivision into 28 single family lots.

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 "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) submission of a Restrictive Covenant for tree preservation purposes on proposed Lots 4 to 8, 16, 22, 23 and 26.

RES.R11-15

Carried

RES.R11-16 It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17351" pass its first reading.
Carried

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

RES.R11-17 It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17351" pass its second reading.
Carried

RES.R11-18 It was then Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17351" be held at the City
Hall on Monday, January 24, 2011, at 7:00 p.m.
Carried

5. **7910-0217-00**
18104 and 18134 – 96 Avenue, 9515 – 182 Street and 9480 – 180 Street
Steve Howard, Howard Consulting Ltd.
Greater Vancouver Transportation Authority
South Coast British Columbia Transportation Authority
Development Variance Permit
*in order to vary the works and services requirement of the Subdivision and
Development By-law, to facilitate a 2-lot subdivision including 1 lot for Golden Ears
Way.*

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

RES.R11-19 It was Moved by Councillor Hepner
Seconded by Councillor Villeneuve
That Council approve Development Variance
Permit No. 7910-0217-00, (Appendix IV) varying the following, to proceed to Public
Notification:

- (a) to vary the Subdivision & Development By-law, by waiving works and services along 180 Street and service connections to proposed Lot 1; and
- (b) to vary the Subdivision & Development By-law by deferring until building permit stage, the works and services along 182 Street and service connections to proposed Lot 2.

Carried

NEWTON

6. **7909-0261-00**
5848 – 125 Street
Avnash Banwait, Mainland Engineering Corp.
Rattan Kaur Dubb, Balbir Kaur Malhi and Dalbir Singh Malhi
OCP Amendment from Suburban to Urban / Rezoning from RA to RF-12
in order to allow subdivision into 18 single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his 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 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 (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

(f) finalize details and provide financial security for appropriate fencing and landscaping along the buffer strip adjacent to Highway No. 10 (58 Avenue) to the satisfaction of City staff;
 RES.R11-20 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 281 Amendment By law 2011, No. 17352" pass its first reading.

RES.R11-21 Carried

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

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 281 Amendment By law 2011, No. 17352" pass its second reading.

RES.R11-22 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 281 Amendment By law 2011,
 No. 17352" be held at the City Hall on Monday, January 24, 2011, at 7:00 p.m.

RES.R11-23 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17353" pass its first reading.

RES.R11-24 Carried

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

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17353" pass its second reading.

RES.R11-25 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17353" be held at the City
 Hall on Monday, January 24, 2011, at 7:00 p.m.

RES.R11-26 Carried

7. **7910-0194-00**
12752 – 64 Avenue
Maciej Dembek, Barnett Dembek Architects Inc.
Sunmark Developments Ltd., Inc. No. 449592
NCP Amendment from Townhouse (max 15 upa) to Multiple Residential (max. 20 upa) / Rezoning from RA to CD (based on RM-30) / Development Permit *in order to permit the development of 42 townhouse units.*

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 "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0194-00 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey, arbourist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) 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 liveable space;
 - (f) registration of a reciprocal access easement with the neighbouring properties at 12784 – 64 Avenue and 6315/6325/6339/6345 – 128 Street over the drive aisles for vehicular access and pedestrian access to the outdoor amenity area; and
 - (g) the applicant address the shortfall in tree replacement.

4. Council pass a resolution to amend West Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from Townhouse (max. 15 upa) to Multiple Residential (max. 20 upa) when the project is considered for final adoption.

RES.R11-27

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

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

Amendment By-law, 2011, No. 17354" pass its first reading.

RES.R11-28

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

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

Amendment By-law, 2011, No. 17354" pass its second reading.

RES.R11-29

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17354" be held at the City Hall on Monday, January 24, 2011, at 7:00 p.m.

RES.R11-30

CarriedSOUTH SURREY**8. 7910-0129-00****1885 Ocean Park Road****Mark Peers, Tuscan Developments Inc. /****Lawrence Sinitsin and Janette Sinitsin**

Rezoning from RF to RF-O

in order to permit the development of a larger single family dwelling on an oceanfront lot.

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

It was

Moved by Councillor Martin

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 Oceanfront Zone (RF-O)" (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) registration of a Section 219 Restrictive Covenant to ensure tree retention;
 - (d) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report; and
 - (e) registration of a Section 219 Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans.

RES.R11-31

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17355" pass its first reading.

RES.R11-32

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, 2011, No. 17355" pass its second reading.

RES.R11-33

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, 2011, No. 17355" be held at the City Hall on Monday, January 24, 2011, at 7:00 p.m.

RES.R11-34

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

1. **7910-0151-00**
4373 - 152 Street
Rolf Ingold, Coolbreeze Ranch Ltd.
Coolbreeze Ranch Ltd., Inc. No. 132427
Subdivision within ALR under Section 946 of the Local Government Act
in order to allow subdivision of 4.16 acres from a 57-acre parcel located in the Agricultural Land Reserve (ALR).

At the December 13, 2010 Regular Council - Public Hearing, Councillor Bose provided a notice of reconsideration of the above-referenced application.

Staff was requested to schedule the reconsideration matter at the next Land Use meeting and advise the applicant accordingly.

Council is requested to consider a recommendation to reconsider Application No. 7910-0151-00 for subdivision within the ALR.

It was
 Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That Application No. 7910-0151-00 be
 reconsidered.

RES.R11-35

Carried
 with Councillor Hunt opposed

It was
 Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That Application No. 7910-0151-00 be
 referred to the Agricultural Land Commission (ALC).

RES.R11-36

Defeated
 with Councillors Hunt, Gill and Martin,
 Steele, Villeneuve, Rasode, Hepner and
 Mayor Watts opposed

It was
 Moved by Councillor Bose
 Seconded by Councillor Hepner
 That Application No. 7910-0151-00 be
 referred back to staff for review of all possible options including seeking advice
 from the Agricultural Land Commission (ALC) staff.

RES.R11-37

Carried

H. BY-LAWS

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

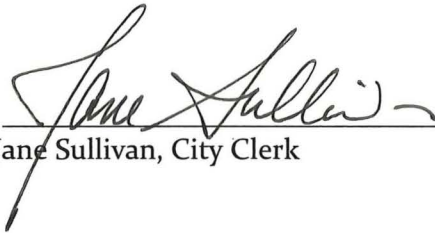
do now adjourn.

RES.R11-38

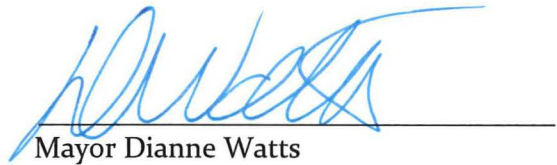
Carried

The Regular Council- Land Use meeting adjourned at 6:05 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts