

Present:

Mayor Watts - Chairperson
Councillor Gill
Councillor Hayne
Councillor Hepner
Councillor Hunt
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:

Councillor Martin

Staff Present:

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

Mayor Watts requested that the agenda be varied to address Corporate Report Loo4 at the start of the Land Use Meeting.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the agenda be varied to address

Corporate Report Loo4 at the start of the Regular Council Land Use Meeting.
RES.R12-644

Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of Monday, April 2, 2012 were considered and dealt with as follows:

Item No. Loo4 Development on Lots North of the East Clayton
Neighbourhood Concept Plans
File: 7911-0180-00; 7911-0263-00; 7911-0270-00; 7911-0282-00

The General Manager, Planning and Development and the General Manager, Engineering submitted a report to advise Council of development applications that have been received by the Planning and Development Department for land development projects north of the area covered by the East Clayton NCPs and to recommend an approach in relation to such applications.

The General Manager, Planning and Development and the General Manager, Engineering were recommending approval of the recommendations outlined in their report.

There was a call for division

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

- RES.R12-645 1. Receive Corporate Report Loo4 as information.
Carried

Council understood that the necessary servicing would have to go south within the West Clayton NCP and the properties on the ridge should have been added. It was unfortunate Council was asked to address technical issues or delve into technical areas; the issues are better addressed at a professional engineering level.

It was Moved by Councillor Hepner
Seconded by Councillor Villeneuve
That Items B9 & B10 of this agenda to be referred back to staff to review the opportunity for these properties and any other properties identified within the Special Study area to be incorporated in the West Clayton NCP.

- RES.R12-646 Carried

Council further noted that the objective is to build a community, to allow the applications to be a part of the NCP process, there should be a process to build the assessment and have applicants come forward and speak to it. Council believe in orderly, planned development and appreciate all the work the applicants and the consultants did on the project, noted that the terrestrial corridor plan has not been completed in the area and the environmental management aspect is a concern. Council agreed that if a section of the application can be included in West Clayton it is a good thing, however, applications need to be included (and vetted) as part of the planning process. Out of a principal of fairness, when people go into amending the NCP process, it is unfair if other interested individuals are excluded. Council noted there are a number of issues yet to be addressed surrounding this application; further clarification is required regarding where the study area is and where other properties may or may not be able to be serviced in the future.

2. approve the course of action identified as Option 1 in this report, which is to withhold processing any development application related to any lots that fall outside the existing boundaries of the East Clayton Neighbourhood Concept Plan ("NCP") areas until an NCP process covering the land that is the subject of the application has advanced to Stage 1 approval.

This item is out of order

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

3. instruct staff that the NCP planning process for the North Clayton area (i.e., the area north of the East Clayton NCPs) not be considered until the West Clayton NCPs, which are currently being prepared, have been approved by Council; and

RES.R12-647

Carried
 with Councillors Hunt and Gill opposed

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

4. instruct staff to forward a copy of this report and the related Council resolution to those entities that have submitted a development application to the City for the development of land that falls within the scope of recommendation 2 above.

RES.R12-648

Carried

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. **7912-0050-00**
17950 Roan Place
Paul Van Vliet / Double V Developments Ltd., Inc. No. 110677
 Partial Land Use Contract Discharge
in order to allow the underlying IL Zone to regulate the site.

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

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

1. a By-law be introduced to discharge Land Use Contract No. 38 from the subject site in Planning Application No. 7912-0050-00 and a date for Public Hearing be set.

2. Council instruct staff to resolve the following issues prior to consideration of final adoption:

RES.R12-649 (a) approval from the Ministry of Transportation and Infrastructure.
Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 38,
Authorization By-law, 1973, No. 4153, Partial Discharge By-law, 2012, No. 17613" pass
its first reading.

RES.R12-650 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 38,
Authorization By-law, 1973, No. 4153, Partial Discharge By-law, 2012, No. 17613" pass
its second reading.

RES.R12-651 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Land Use
Contract No. 38, Authorization By-law, 1973, No. 4153, Partial Discharge By-law,
2012, No. 17613" be held at the City Hall on Monday, April 23, 2012, at 7:00 p.m.

RES.R12-652 Carried

2. **7911-0310-00**
17893 66 Avenue and 17848 - 64 Avenue
Brent Tedford, Pacific Land Resource Group Inc. /
Penreal Property Fund V Holdings Inc., Inc. No. A63763
Development Permit
*in order to permit building upgrades to an existing industrial building and to
consolidate two properties.*

This item is out of order

It was Moved by Councillor Gill
Seconded by Councillor Hunt
That Development Permit No. 7911-0310-00
be referred back to staff.

RES.R12-653 Carried

FLEETWOOD/GUILDFORD

- 3. **7911-0239-00**
15685 Fraser Highway
Somy Basakha, Galaxie Signs / 590728 BC Ltd., Inc. No. 590728
Director Information: Daljeet Samra /
Officer Information as at August 16, 2010: Daljeet Samra (President) /
Amarjit Samra (Secretary)
Development Permit
in order to permit a free-standing sign for an existing multi-tenant commercial building.

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

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

- 1. Council authorize staff to draft Development Permit No. 7911-0239-00 generally in accordance with the attached drawings (Appendix II).
- 2. Council instruct staff to resolve the following issue prior to approval:
 - (a) registration of a Section 219 Restrictive Covenant to require removal of the sign, at the owner's cost, when warranted for the widening of Fraser Highway.

RES.R12-654

Carried

NEWTON

- 4. **7911-0252-00**
7711 - 128 Street
Dieter Pointner, Galaxy Signs / Owners of Strata Plan NW 3169
Development Permit
in order to install a free-standing sign for an existing industrial complex.

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

1. a By-law be introduced to amend Comprehensive Development "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15279 and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) Final approval of Development Variance Permit No. 7912-0012-00.

RES.R12-657

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15279 Amendment By-law, 2012, No. 17614" pass its first reading.

RES.R12-658

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15279 Amendment By-law, 2012, No. 17614" pass its second reading.

RES.R12-659

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15279 Amendment By-law, 2012, No. 17614" be held at the City Hall on Monday, April 23, 2012, at 7:00 p.m.

RES.R12-660

Carried

SURREY CITY CENTRE/WHALLEY

7. **7912-0065-00**
12233 Musqueam Drive
Glenn Froese, Krahn Engineering Ltd. /Lehigh Hanson Materials Ltd
 Rezoning from IL to CD (based on IL)
in order to bring the existing concrete production facility into compliance with the Zoning By-law.

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

- RES.R12-661 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That a By-law be introduced to rezone the
subject site in Planning Application No. 7912-0065-00 from "Light Impact
Industrial Zone (IL)" (By-law No. 12000) to "Comprehensive Development Zone
(CD)" (By-law No. 12000) and a date be set for Public Hearing.
Carried
- RES.R12-662 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17615" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R12-663 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17615" pass its second reading.
Carried
- RES.R12-664 It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17615" be held at the City
Hall on Monday, April 23, 2012, at 7:00 p.m.
Carried

Council requested staff to provide further clarification / assurances that the building has the necessary permits required to ensure the applicant is compliant.

8. **7911-0193-00**
11078 Bridge Road
Oleg Verbenkov, c/o Pacific Land Group / 527599 BC Ltd., Inc. No. BC0527599
Director Information: David Lloyd / Ron Madsen
Officer Information as at September 23, 2009: Robert Landucci (President)
David Lloyd (Treasurer) / Ron Madsen (Secretary)
OCP Text Amendment / Temporary Industrial Use Permit
in order to permit a temporary lumber reloading facility and ancillary office.

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

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

1. a By-law be introduced to amend the OCP by declaring the subject site in Planning Application No. 7911-0193-00 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. 7911-0193-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption, and issuance of the Temporary Industrial Use Permit:
 - (a) ensure that all engineering requirements and issues are addressed to the satisfaction of the General Manager, Engineering;
 - (b) issuance of a Temporary Trailer Permit for the placement of an office trailer on the site;
 - (c) removal of all unauthorized structures that have been placed on the property;
 - (d) ensure that the lumber storage is in compliance with the Fire Act, and as directed by the Fire Chief; and
 - (e) submission of sufficient bonding to ensure that the use is discontinued within two years of the issuance of the Temporary Industrial Use Permit.
5. Council direct staff to bring forward this application within 6 months (i.e., first Council meeting after October 2, 2012) for consideration of filing, if the applicant has not addressed the conditions of approval.

RES.R12-665 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 112 Amendment By-law 2012, No. 17616" pass its first reading.

RES.R12-666 Carried

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

- RES.R12-667
- It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 112 Amendment By-law 2012, No. 17616" pass its
second reading.
- Carried
- RES.R12-668
- It was then Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 112 Amendment By-law 2012,
No. 17616" be held at the City Hall on Monday, April 23, 2012, at 7:00 p.m.
- Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

9. **7911-0263-00**
Portion of 7349 - 192 Street
Kevin Dhaliwal, Legendary Development Ltd /
Legendary Developments (Clayton) Ltd., Inc. No. BCo897820
OCP Amendment from Suburban to Urban /
NCP Amendment to include the subject portion within the NCP boundary as 22 -
45 upa (High Density) / Rezoning from RA to CD (based on RM-30) /
Development Permit / Restrictive Covenant Discharge
in order to permit the development of approximately 29 townhouse units.
- The General Manager, Planning & Development was recommending that the
application be denied.
- RES.R12-669
- It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Application 7911 0263-00 be referred
back to staff to be assessed for incorporation within the West Clayton NCP
process.
- Carried
10. **7911-0270-00**
Portion of 7379 - 194A Street
Mike Kompter, Hub Engineering Inc. / 0900117 B C Ltd., Inc. No. 0900117
Director Information: Ranbir Mander / No Officer Information Filed
OCP Amendment from Suburban to Urban / NCP Amendment to include the
subject property within the NCP boundary as 10-15 upa (Medium Density) /
Rezoning from RA to RF-9C
*in order to permit the development of approximately nine (9) single family small
lots.*

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Application 7911 0270-00 be referred to staff to be assessed for incorporation within the West Clayton NCP process.

RES.R12-670

Carried

11. **7911-0282-00**
7414 - 194 Street
Sukh Grewal / Xiao Y Liang
OCP Amendment from Suburban to Urban
NCP Amendment to include the subject property within the NCP boundary as 22 - 45 upa (High Density)
Rezoning from RA to CD (based on RM-30)
in order to permit the development of approximately 42 townhouse units and 12 rowhouse units.

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

This item was out of order

12. **7911-0180-00**
7405 - 196 Street
James Pernu, McElhanney Consulting Services Ltd. /
Sunmark Ventures Ltd., Inc. No. 678924
OCP Amendment from Suburban to Urban / NCP Amendment to include the subject property within the NCP boundary and designate it as 22-45 upa (High Density) / Rezoning from RA to RM-30 / Development Permit
in order to permit the development of 77 townhouse units.

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

This item was out of order

13. **7912-0041-00**
5811 - 177B Street
Michael Jaszczewski, WG Architecture Inc. /
Latis Development Ltd., Inc. No. 911288
Development Variance Permit
in order to relax the parking requirements for a 34-unit, 4-storey apartment building in Cloverdale Town Centre.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Council approve Development Variance Permit No. 7912-0041-00 (Appendix III) to proceed to Public Notification to reduce the minimum number of on-site resident parking spaces for a 34-unit apartment building required in the Zoning By-law from 47 to 45; and, to increase the percentage of 'small car' spaces from the maximum of 25% in the Zoning By-law to the proposed 27%.

RES.R12-671

Carried

Staff clarified the applicant conducted core tests but did not do one at the SW corner and is not proposing to do excavation in that area at this time; but rather, they will not start excavation until further into the site development.

Council requested the applicant to provide further clarification. Michael Jaszczewski, WG Architecture Inc. / noted that the issue at hand is regarding test holes / coring where the building is. Lower holes are drilled in other spots. The design in such a way that the ramp comes from the SW end of the property. Because of the number of the parking stalls required / bike racks and mechanical housing, the ramp has been designed to spiral downward. The crust is 11-feet thick but becomes a soft liquid soil at the 60-foot mark. In order to have a proper foundation for the building, the cuts would cause liquid to spill into the space and fill it. As an alternative, in order to do remedial work after the design has been done, instead of spiralling down, the ramp would be butted and terminated. The upper portion can provide headroom for the bike storage and the other area is very shallow. The new design raises the entire parking structure 6-feet up which creates less excavation.

14. **7911-0127-00**
19439 - 72 Avenue
Mike Kompter , Hub Engineering Inc. / 0829526 B C Ltd., Inc. No. 0829526
Director Information: Prabjot Kaur Randhawa /
No Officer Information Filed as at July 7, 2011
 OCP Amendment from Suburban to Urban / Land Use Contract Discharge / Rezoning from RA to CD (based on RM-23) / Development Permit
in order to permit the development of four Manor Houses on four separate 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 in Planning Application No. 7911-0127-00 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 discharge Land Use Contract No. 534 and a date for Public Hearing be set.
4. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0127-00 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.
5. Council authorize staff to draft Development Permit No. 7911-0127-00 generally 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, dedications, 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 Planning and Development Department;
 - (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; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect.

RES.R12-672 Carried
 It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 316 Amendment By law 2012, No. 17617" pass its first
 reading.

RES.R12-673 Carried
 The said By-law was then read for the second time.
 It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 316 Amendment By law 2012, No. 17617" pass its
 second reading.

RES.R12-674 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. 316 Amendment By law 2012,
 No. 17617" be held at the City Hall on Monday, April 23, 2012, at 7:00 p.m.

RES.R12-675 Carried
 It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 534,
 Authorization By-law, 1978, No. 5737 Discharge By-law, 2012, No. 17618" pass its
 first reading.

RES.R12-676 Carried
 The said By-law was then read for the second time.
 It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 534,
 Authorization By-law, 1978, No. 5737 Discharge By-law, 2012, No. 17618" pass its
 second reading.

RES.R12-677 Carried
 It was then Moved by Councillor Hepner
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 534, Authorization By-law, 1978, No. 5737 Discharge By-law, 2012,
 No. 17618" be held at the City Hall on Monday, April 23, 2012, at 7:00 p.m.

RES.R12-678 Carried

3. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0140-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (based on "Multiple Residential 70 Zone (RM-70)") and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 528 square metres (5,683 square feet) to 459 square metres (4,941 square feet).
5. Council authorize staff to draft Development Permit No. 7911-0140-00 generally 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, dedications, 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (f) registration of a Section 219 Restrictive Covenant to ensure access for the residents in all three proposed buildings to the proposed indoor and outdoor amenity spaces; and
 - (g) the applicant adequately address the impact of reduced indoor amenity space.

RES.R12-682

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 317 Amendment By law 2012, No. 17620" pass its first
 reading.

RES.R12-683

Carried

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

RES.R12-684 It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 317 Amendment By law 2012, No. 17620" pass its
 second reading.
Carried

RES.R12-685 It was then Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 317 Amendment By law 2012,
 No. 17620" be held at the City Hall on Monday, April 23, 2012, at 7:00 p.m.
Carried

RES.R12-686 It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17621" pass its first reading.
Carried

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

RES.R12-687 It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17621" pass its second reading.
Carried

RES.R12-688 It was then Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17621" be held at the City
 Hall on Monday, April 23, 2012, at 7:00 p.m.
Carried

16. **7911-0163-00**
18319, 18289, 18269 18333 and 18341 - 67 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. / Athwal Construction
Inc., Inc. No. 403906 / Fleetwood Commerce Court Inc., Inc. No. 582122 /
Svend Hansen / Kathleen J Hansen
 NCP Amendment from "Townhouse (15 upa)" and "Single Family Residential" to
 "Small Lots" / Rezoning portions from RA and RF to RF-12 and RA
in order to allow subdivision into approximately 36 single family lots in North
Cloverdale West.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That:

1. a By-law be introduced to rezone 18269, 18289 - 67 Avenue and portions of 18319 and 18341 - 67 Avenue (shown as Blocks 1 and 5 on Survey Plan) from "One-Acre Residential Zone (RA)" (By-law No. 12000) and a portion of 18333 - 67 Avenue (shown as Blocks 4 on Survey Plan) from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and rezone a portion of 18333 - 67 Avenue from (shown as Block 3 on Survey Plan) "Single Family Residential Zone (RF)" (By-law No. 12000) to "One-Acre Residential Zone (RA)" (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, dedications, 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) registration of a Section 219 Restrictive Covenant for "no-build" on a portion of proposed Lots 31 and 33 for the purpose of tree protection;
 - (e) the applicant address the shortfall in NCP amenity contributions to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 18319 - 67 Avenue until future consolidation with the adjacent property at 18333/41 - 67 Avenue;
 - (h) registration of a statutory right-of-way protecting the future road through 18341 - 67 Avenue as shown on the proposed layout; and
 - (i) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department.

3. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the subject site from "Single Family Residential" and "Townhouse (15 upa)" to "Small Lots" when the project is considered for final adoption.

RES.R12-689 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17622" pass its first reading.

RES.R12-690 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17622" pass its second reading.

RES.R12-691 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17622" be held at the City
Hall on Monday, April 23, 2012, at 7:00 p.m.

RES.R12-692 Carried

17. **7911-0264-00**
18268 - 68 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. /
Jaycey Investments Limited, Inc. No. 437085
NCP Amendment from "Townhouse (15 upa)" and "Single Family Residential" to
"Small Lots" / Rezoning from RH to RF-12
in order to allow subdivision into approximately 5 single family lots.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0264-00 from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" 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, dedications, 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 an acceptable tree survey and a statement regarding tree preservation;
- (d) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 3 until future consolidation with the adjacent property to the east at 18294 – 68 Avenue;
- (f) registration of a Section 219 Restrictive Covenant to increase the front yard setback on proposed Lots 4 and 5 to 7.5 metres (25 ft.);
- (g) the applicant address the shortfall in NCP amenity contributions to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (h) application No. 7911-0163-00, which proposes a similar NCP amendment, receive final adoption prior to or concurrently with the subject application.

3. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the subject site from "Single Family Residential" and Townhouse (15 upa) to "Small Lots" when the project is considered for final adoption.

RES.R12-693

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17623" pass its first reading.

RES.R12-694

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17623" pass its second reading.

RES.R12-695

Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17623" be held at the City
 Hall on Monday, April 23, 2012, at 7:00 p.m.

RES.R12-696 Carried

FLEETWOOD/GUILDFORD

18. 7912-0013-00
 16988 , 16980, 16976, 16968, 16960, 16952,16948, 16944, 16936,
 16928 and 16920 - 77A Avenue
 Jake Friesen , Qualico Developments (Vancouver) Inc. /
 Qualico Developments (Vancouver) Inc., Inc. No. A26101
 Development Variance Permit
*to vary the rear yard setback to permit the construction of a deck in the rear yards of
 11 small single family lots.*

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

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Council approve Development Variance
 Permit No. 7912-0013-00 (Appendix III) varying the following, to proceed to Public
 Notification to reduce the minimum rear yard setback of the principal building in
 the RF-12 Zone, from 7.5 metres (25 ft.) to 5.1 metres (17 ft.) for the deck and stairs,
 for up to 50% of the width of the principal building.

RES.R12-697 Carried

NEWTON

19. 7911-0204-00
 6087 - 140 Street
 Roger Jawanda , Citiwest Consulting Ltd. / Manjit K Hayer / Jasvir S Hayer
 Rezoning from RA to RF-12
to permit the development of 8 single family RF-12 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 Villeneuve
 That:

1. A By-law be introduced to rezone the subject site in Planning Application No. 7911-0204-00 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, dedications, 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 adequately address the shortfall in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager of Planning and Development.

RES.R12-698

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17624" pass its first reading.

RES.R12-699

Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17624" pass its second reading.

RES.R12-700

Carried

RES.R12-701

<p>It was then</p> <p>By-law, 1993, No. 12000, Amendment</p> <p>Hall on Monday, April 23, 2012, at 7:00 p.m.</p>	<p>Moved by Councillor Gill</p> <p>Seconded by Councillor Villeneuve</p> <p>That the Public Hearing on "Surrey Zoning By-law, 2012, No. 17624" be held at the City</p> <p><u>Carried</u></p>
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Council requested staff to ensure as many trees are retained on small lots as possible and asked that a future shirt-sleeves session be held to address small lots versus townhouse developments, NCP amendments, and tree protection considerations.

20. **7912-0062-00**
6077, 6071, 6069, 6066, 6070, 6072, and 6076 - 145B Street
Mike Tynan, Tynan Consulting Ltd.
0736222 BC Ltd., Inc. No. 736222 / Director Information: Jaspreet Gill /
Jagdeep Kaur Gill / Officer Information as at September 28, 2011
Jaspreet Gill (President) / Jagdeep Kaur Gill (Secretary)
 Development Variance Permit
in order to vary setbacks for houses on seven (7) small single family lots.

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

<p>It was</p>	<p>Moved by Councillor Hepner</p> <p>Seconded by Councillor Hunt</p> <p>That:</p>
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1. Council approve Development Variance Permit No. 7912-0062-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 78, 79, 80, 81, 82, 83 and 84; and
 - (b) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for Lots 78, 79, 80, 82, 83 and 84.
2. Council instruct staff to resolve the following issues prior to Final Approval:
 - (a) submission of finalized landscaping treatments, including hedging and trellises, to the satisfaction of the City Landscape Architect; and
 - (b) registration of a Section 219 Restrictive Covenant for Design Control.

RES.R12-702

Carried

21. **7911-0251-00**
15010 - 72 Avenue
Michael Helle / Coastland Engineering & Surveying Ltd. / Gurvinder K Gill / Daljeet S Gill / Haneet K Gill / Amandeep S Gill
 NCP amendment from Urban Single Family Residential to Single Family Small Lots and to eliminate the landscape buffer requirement
 Rezoning from RA to RF-12
in order to allow subdivision into four single family residential small lots.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0251-00 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, dedications, 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 deficit in replacement trees;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for increased front yard setbacks.
3. Council pass a resolution to amend East Newton South Neighbourhood Concept Plan to redesignate the land from "Urban Single Family Residential" and "Landscaped Buffer Strips" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R12-703

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2012, No. 17625" pass its first reading.

RES.R12-704

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2012, No. 17625" pass its second reading.

RES.R12-705

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17625" be held at the City Hall on Monday, April 23, 2012, at 7:00 p.m.

RES.R12-706

Carried**22. 7910-0100-00****6156 and 6138 - 138 Street****Nirmal Takhar , Phoenix Construction Systems Ltd. /****653294 BC Ltd., Inc. No. 0653294 / Director Information: Nirmal Takhar /****Officer Information as at August 21, 2011 Nirmal Takhar (President)**

NCP amendment from Townhouse 15 upa max to Townhouse 25 upa max

Rezoning from RA to CD (based on RM-15)

Development Permit

to permit the development of 41 townhouse units.

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:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7910-0100-00 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 required indoor amenity space.

3. Council authorize staff to draft Development Permit No. 7910-0100-00 generally in accordance with the attached drawings (Appendix VIII).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant identifying tandem parking arrangements and prohibiting the conversion of the tandem parking space into livable space; and
 - (h) the applicant adequately address the impact of reduced indoor amenity space.
5. Council pass a resolution to amend the South Newton NCP to re-designate the land from 'Townhouse 15 upa' to 'Townhouse 25 upa' when the project is considered for final adoption.

RES.R12-707

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17626" pass its first reading.

RES.R12-708

Carried

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

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|-------------|---|--|
| RES.R12-709 | It was

Amendment By-law, 2012, No. 17626" | Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
pass its second reading.
<u>Carried</u> |
| RES.R12-710 | It was then

By-law, 1993, No. 12000, Amendment
Hall on Monday, April 23, 2012, at 7:00 p.m. | Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 2012, No. 17626" be held at the City
<u>Carried</u> |

SOUTH SURREY

23. **7911-0184-00**
17140 - 24 Avenue
Dag Mothe, Dag Design & Co. / Steve A Czinege / Jolan Czinege /
Steve Czinege
 Development Variance Permit to legalize two existing accessory buildings

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

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| It was | Moved by Councillor Hunt
Seconded by Councillor Steele
That: |
|--------|--|
1. Council approve Development Variance Permit No. 7911-0184-00(1) (Appendix III) (Building 1) to proceed to Public Notification to reduce the minimum accessory building rear yard setback of the RA Zone from 1.8 metres (5.9 ft.) to 1.5 metres (4.9 ft.) for the existing one-storey garage.
 2. Council instruct staff to resolve the following issue prior to approval:
 - (a) The applicant obtain the necessary permits for this structure, including appropriate confirmation that it is in compliance with the BC Building Code;
 - (b) The applicant conduct appropriate review of the lot grading and drainage to ensure that drainage does not affect neighbouring properties; and
 - (c) The applicant pay any penalties that may be associated with the construction of this accessory building without permits.
 3. Council approve Development Variance Permit No. 7911-0184-00(2) (Appendix IV) (Building 2) varying the following to proceed to Public Notification:

- (a) to vary the maximum accessory building height of the RA Zone allowed from 4.5 metres (14.8 ft.) to 6.6 metres (21.7 ft.) for the existing two-storey workshop/office.
4. Council instruct staff to resolve the following issues prior to approval:
- (a) The applicant register a restrictive covenant to prohibit conversion of the accessory structure into dwelling units;
 - (b) The applicant obtain the necessary permits for this structure, including appropriate confirmation that it is in compliance with the BC Building Code;
 - (c) The applicant conduct appropriate review of the lot grading and drainage to ensure that drainage does not affect neighbouring properties; and
 - (d) The applicant pay any penalties that may be associated with the construction of this accessory building without permits.

RES.R12-711

Carried**SURREY CITY CENTRE/WHALLEY**

24. **7910-0212-00**
10141 - 128A Street
AS Banwait, Mainland Engg(2007) Corp. / Baljit Singh Khela /
Gurinder Singh Kalirai
 Rezoning from RF to RF-9
in order to allow subdivision into 2 small single family lots.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7910-0212-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) registration of a Section 219 Restrictive Covenant to require a minimum front yard setback of 7.5 metres (25 ft.) for the principal building and 5.0 metres (16 ft.) for the covered porch or veranda as well as a minimum rear yard setback of 7 metres (23 ft.) for accessory buildings.

RES.R12-712

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

Amendment By-law 2012, No. 17627" pass its first reading.

RES.R12-713

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

Amendment By-law 2012, No. 17627" pass its second reading.

RES.R12-714

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law 2012, No. 17627" be held at the City Hall on Monday, April 23, 2012, at 7:00 p.m.

RES.R12-715

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

25. **7911-0249-00**
18375 - 67 Avenue and 6739 - 184 Street
Roger Jawanda, Citiwest Consulting Ltd. / Lois S Jeffrey
 NCP Amendment from "Townhouse (15 upa)" and "Single Family Residential" to "Small Lots" / Rezoning portions from RA to RF-SD and RF-12 / Development Variance Permit
in order to permit the development of 6 semi-detached (duplex-style) residential buildings on 12 small single family lots and 6 additional single family lots.

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

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

1. a By-law be introduced to rezone portions of the property shown as Blocks "B" and "D" on the Survey Plan (Appendix I) from "One-Acre Residential" (RA) (By-law No. 12000) to "Semi-Detached Residential Zone" (RF-SD) (By-law No. 12000) and Block "E" on the Survey Plan from "One-Acre Residential" (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 approve Development Variance Permit No. 7911-0264-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone to permit vehicle access to a double garage (two vehicles parked side by side) from the fronting street on a Type I corner lot for proposed Lot 13.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department;

- (e) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a statutory right-of-way along a portion of the western property line protecting the future road, as shown on the proposed layout;
 - (g) registration of a Section 219 Restrictive Covenant to increase the rear yard setback of detached garages on proposed Lots 1-12 to 6.5 metres (21 ft.);
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on the rear portion of proposed Lot 18;
 - (i) the applicant address the shortfall in NCP amenity contributions to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (j) application No. 7911-0163-00, which proposes a similar NCP amendment, receive final adoption prior to or concurrently with the subject application;
 - (k) registration of the following Section 219 Restrictive Covenants on proposed Lots 1-12 for:
 - i. structural independence; and
 - ii. no building permit is issued until a registered professional approves and certifies the plans comply with the British Columbia Building code; and
 - (l) registration of the following easements on proposed Lots 1-12 for:
 - i. maintenance of exterior finishes and drainage facilities; and
 - ii. party wall.
4. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the site from "Townhouse (15 upa)" and "Single Family Residential" to "Small Lots" when the project is considered for final adoption.

RES.R12-716

Carried

Council requested clarification regarding Planning and Development recommendation Item 3.(j) and suggested that this clause should read only for Bocks A&C and further noted blocks B&D are facing compatible uses. Staff will confirm the order of the servicing and will work with the applicant prior to Public Hearing.

Council asked staff to review the tree removal strategy for the road dedication to see what mitigation measures can be undertaken to ensure maximum tree retention.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 111 Amendment By-law, 2012, No. 17589" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R12-722 Carried

I. CLERK'S REPORT

1. Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7906-0294-00**
Vugranam C. and Jayashree V. Venkatesh
14555 - 32 Avenue

Note: See By-law No. 17191 under Item H.1

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 15, Section F, as follows:

- (a) To reduce the minimum northerly setback from 3.0 metres (10 ft.) to 1.8 metres (6 ft.) on Lot 5;
- (b) To reduce the minimum easterly setback from 3.0 metres (10 ft.) to 2 metres (7 ft.) on Lot 1 to accommodate the retained house;
- (c) To reduce the minimum lot width from 30 metres (100 ft.) to 27 metres (89 ft.) on Lot 1; and
- (d) To reduce the minimum lot width from 30 metres (100 ft.) to 23 metres (75 ft.) on Lot 2.

To allow subdivision into five half-acre gross density single family lots.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

RES.R12-723

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7906-0294-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance 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.
Carried

- (b) **Development Variance Permit No. 7912-0012-00**
Benuzzo, Carmela and Rosanna Santelli
 2640 - 152 Street (also shown as 2670 - 152 Street and 2655 King George
 Boulevard)

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended,
 Part 4, Section E.28, as follows:

- (a) To reduce the minimum separation requirement between a
 small-scale drug store and an existing drug store from
 400 metres (1,312 ft.) to 265 metres (869 ft.).

To permit a small-scale drug store.

No concerns had been expressed by abutting property owners prior to
 printing of the Agenda.

RES.R12-724

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7912-0012-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance 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.
Carried

2. Approval of Temporary Commercial Use Permits

- (a) **Development Permit No. 7912-0014-00**
Fraser Health Authority
 9488 - 138 Street

Note: See By-law No. 17589 under Item H.2

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

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Temporary Commercial Use Permit
No. 7912-0014-00 be issued to Fraser Health Authority to allow a temporary
surface parking lot for underweight vehicles for a maximum period of one
(1) year on the site more particularly described as Parcel Identifier: 023-
346-205, Lot 1 Section 33 Township 2 New Westminster District Plan
LMP27375, and that the Mayor and Clerk be authorized to sign the
necessary documents.

RES.R12-725

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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

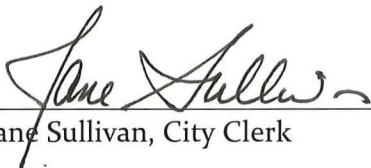
do now adjourn.

RES.R12-726

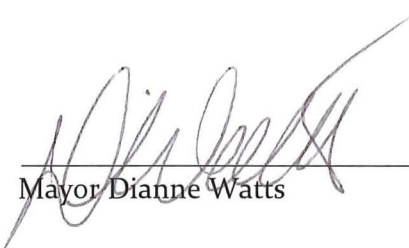
Carried

The Regular Council- Land Use meeting adjourned at 5:37 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts