

Present:

Mayor Watts
Councillor Gill
Councillor Hayne
Councillor Hunt
Councillor Martin
Councillor Rasode
Councillor Steele

Absent:

Councillor Hepner
Councillor Villeneuve

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. **7912-0086-00**
6611 - 152A Street
6638 - 152A Street
Dave Sanford, Sanford Design Group / Elegant Holdings Ltd
OCP text amendment to declare a temporary use permit area / Development Permit / Temporary Use Permit for parking / Development Variance Permit for building height and parking
in order to permit the development of an industrial/business park building with second-storey banquet hall.

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

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. a By-law be introduced to amend the OCP by declaring the subject site in Planning Application No. 7912-0086-00 a Temporary Use 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 authorize staff to draft Development Permit No. 7912-0086-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7912-0086-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of CD By-law No. 17404 from 12.0 metres (40 ft.) to 12.6 metres (41.5 ft.); and
 - (b) to vary the minimum parking required in a parking sharing arrangement from 75% to 50%.
5. Council approve Temporary Use Permit No. 7912-0086-00 (Appendix VII) to proceed to Public Notification.
6. Council instruct staff to resolve the following issues prior to approval:
 - (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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 access and parking easements to accommodate the proposed shared parking arrangements with Lots 4, 7 and 11;
 - (f) registration of Section 219 Restrictive Covenants to limit hours of operation of all businesses impacted by the shared parking arrangements;
 - (g) registration of a Section 219 Restrictive Covenant to prohibit future enclosure of the second-floor balconies; and

- (h) registration of a Section 219 Restrictive Covenant to ensure that neither an occupancy permit nor a business licence is issued for the banquet hall until all shared parking is constructed and available for use on Lots 7 and 11.

RES.R13-324 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 120 Amendment By-law, 2013, No. 17888" pass its
 first reading.

RES.R13-325 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 120 Amendment By-law, 2013, No. 17888" pass its
 second reading.

RES.R13-326 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 120 Amendment By-law, 2013,
 No. 17888" be held at the City Hall on Monday, March 11, 2013, at 7:00 p.m.

RES.R13-327 Carried


C. ADJOURNMENT

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

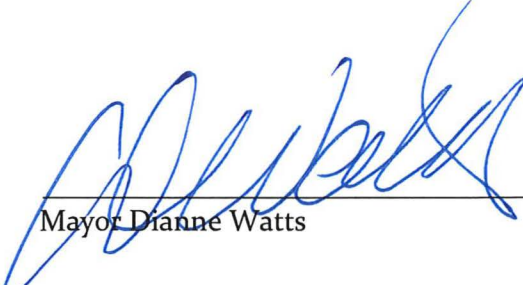
RES.R13-328 Carried

The Regular Council- Land Use meeting adjourned at 10:03 a.m.

Certified Correct:



 Jane Sullivan, City Clerk



 Mayor Dianne Watts