

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

1. [7909-0207-00](#) 1
15760 Croydon Drive

Agent: Art Philips
Owner: Morgan Crossing Properties Ltd., Inc. No. BCo742937

Development Permit

in order to permit the installation of two (2) fascia signs and two (2) directional signs on a commercial unit in Morgan Crossing.

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7909-0207-00 (Appendix III), authorize the Mayor and Clerk to sign the Development 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.

2. [7909-0065-00](#) 15
3023 - 188 Street

Agent: Oleg Verbenkov, Pacific Land Group
Owner: Trojan Holdings Ltd., Inc. No. 430063

Rezoning from A-2 to IB-1

Partial Local Area Plan Amendment from "Open Space Corridor/Buffer" to "Business Park"

Development Permit

Development Variance Permit

in order to permit the development of an industrial cold storage warehouse. DVP to relax the southerly and westerly yard setbacks, parking requirements and lot coverage.

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" (By-law No. 12000) to "Business Park 1 Zone (IB-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7909-0065-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7909-0065-00, (Appendix VII) varying the IB-1 Zone as follows to proceed to Public Notification:
 - (a) Part 47A, Section F. Yards and Setbacks is varied to reduce the minimum southerly side yard setback from 3.6 metres (12 ft.) to 3.0 metres (10 ft.);
 - (b) Part 47A, Section F. Yards and Setbacks is varied to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0 m;
 - (c) Part 47A, Section E. Lot Coverage is varied to increase the maximum lot coverage to 65%; and
 - (d) Part 47A, Section H. Off-Street Parking and Loading/Unloading is varied to reduce the required parking spaces from 121 to 63 for a cold storage warehouse.
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 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 City Landscape Architect;
 - (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 require the full parking requirements should the use change in the future;
 - (f) the applicant address the shortfall in tree replacement;
 - (g) registration of a Section 219 Restrictive Covenant to ensure that the building will meet a LEED Certification Standard; and

- (h) registration of an access easement on the northern portion of the property and the registration of a Restrictive Covenant that will set out the terms for the transfer of a panhandle from the subject site to the neighbouring lot to facilitate physical and legal access for the adjacent parcel to the west in the future.
5. Council pass a resolution to amend Campbell Heights Local Area Plan to redesignate a portion of the land from "Open Space Corridor/Buffer" to "Business Park" when the project is considered for final adoption (Appendix VI).

* **By-law Readings**

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2009, No. ____"

- * First and second readings; Public Hearing to be set for Monday, November 30, 2009 at the City Hall at 7:00 p.m.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

3. [7909-0193-00](#) 51
19533 – 64 Avenue

Agent: McElhanney Consulting Services Ltd., c/o Darren Braun
Owner: Christ for the Nations (Canada) Inc., Inc. No. XS-25215

**OCP amendment for a portion from Urban to Multiple Residential
NCP amendment to allow for changes to the road layout and to introduce a
new land use designation [30-70 upa (High Density)]
Rezoning a portion from PA-2 to CD (based on RM-70)
Development Permit**

in order to permit the development of a 4-storey apartment building containing approximately 43 units.

The Planning & Development Department recommends that:

1. Council file Rezoning By-law No. 16902.
2. Council file OCP Amendment By-law No. 16901.
3. a By-law be introduced to amend the OCP by redesignating a portion of the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
4. 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.

5. a By-law be introduced to rezone a portion of the subject site from "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7909-0193-00 in accordance with the attached drawings (Appendix II).
7. 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 City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (f) registration of a right-of-way for public rights-of-passage for an edge pathway along the southern boundary of the subject site.
8. Council pass a resolution to amend the East Clayton NCP from 22-45 upa (High Density) to 30-70 upa (High Density) and to allow for a change in the road network when the application is considered for final adoption.

* **By-law Filing**

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16902"

* To be filed.

* **By-law Filing**

"Surrey Official Community Plan By-law, 1996, No. 12900, Amendment By-law, 2009, No. 16901"

* To be filed.

* **By-law Readings**

"Surrey Official Community Plan By-law, 1996, No. 12900, No. 251 Amendment By-law 2009, No. _____"

- * First and second readings; Public Hearing to be set for Monday, November 30, 2009 at the City Hall at 7:00 p.m.

* **By-law Readings**

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. _____"

- * First and second readings; Public Hearing to be set for Monday, November 30, 2009 at the City Hall at 7:00 p.m.

4. [7909-0192-00](#) 97
16306 – 60A Avenue and 6049 – 163A Street

Agent: Jake Friesen (Qualico Developments)
 Owners: Qualico Developments (Vancouver) Inc., Inc. No. A26101
 Qualico Developments (Vancouver) Inc., Inc. No. A26101

Development Variance Permit

in order to permit front-facing double car garage on two "Single Family Residential (12) Zone (RF-12)" Type 1 corner lots.

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0192-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone to permit front-facing double garages on two RF-12 Type I corner lots.

FLEETWOOD/GUILDFORD

5. [7909-0202-00](#) 109
16678/86/98 – 84 Avenue, 8377/83/85/89/91 – 167 Street

Agent: Corey Pannu
 Owners: Jerzy Szamborski and Hanna Szamborski
 635160 BC Ltd., Inc. No. 635160
Director Information:
 Chamkaur S. Pannu

Officer Information: (as at October 4, 2009)
 Balbir K. Pannu (Secretary)
 Chamkaur S. Pannu (President)

635160 BC Ltd., Inc. No. 635160

Director Information:

Chamkaur S. Pannu

Officer Information: (as at October 4, 2009)

Balbir K. Pannu (Secretary)

Chamkaur S. Pannu (President)

Building Scheme amendment

in order to permit asphalt shingles in a shake profile to be included as acceptable roofing material.

The Planning & Development Department recommends that Council:

1. Approve the applicant's request to amend Building Scheme No. BB107896 and Restrictive Covenant BB107903 to permit asphalt shingles in a shake profile to be included as acceptable roofing material.
2. Authorize staff to process future Building Scheme amendment requests for changes to acceptable roof material and cladding material as a minor amendment and revise the Bulletin accordingly.

SURREY CITY CENTRE/WHALLEY

6. [7909-0137-00](#) 119
13245 King George Highway

Agent: Andrew Hisox, City Spaces Consulting Ltd.

Owner: Provincial Rental Housing Corporation

**Rezoning from CTA to CD (based on RMS-1 and RM-45)
Development Variance Permit**

in order to permit the modification of an existing motel into a 56-unit apartment complex for the homeless and those at risk of becoming homeless and ancillary support services.

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Tourist Accommodation Zone (CTA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a Housing Agreement By-law be introduced to regulate the type of persons residing in the proposed development.

3. Council approve Development Variance Permit No. 7909-0137-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the Subdivision & Development By-law, 1986, No. 8830 by deferring works and services along the portion of 112 Avenue.
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 road dedication plan to the satisfaction of the Approving Officer; and
 - (c) approval of a Housing Agreement By-law.

* **By-law Readings**

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2009, No. _____"

- * First and second readings; Public Hearing to be set for Monday, November 30, 2009 at the City Hall at 7:00 p.m.

* **By-law Action**

"Provincial Rental Housing Corporation Agreement Authorization By-law 2009, No. _____"

- * First, second and third readings.