



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MAY 15, 2000
Time: 4:00 p.m.

Present:

Mayor McCallum
Councillor Tymoschuk
Councillor Eddington
Councillor Bose
Councillor Watts
Councillor Hunt
Councillor Higginbotham

Absent:

Councillor Villeneuve

Councillors Entering Meeting in Progress:

Councillor Steele

Staff Present:

City Manager
City Clerk
GM Planning & Development
Manager, Area Planning & Development
Division
Manager, North Surrey Section
Manager, South Surrey Section
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. CORPORATE REPORTS

Land Use Applications

COMMERCIAL/INDUSTRIAL

NEWTON

- 1. 7900-0038-00**
7390 - 120 Street
Planet Consulting Group Inc./Chevron Canada Ltd.
Development Permit
To upgrade the existing gas station.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 7390 - 120 Street.

The applicant is proposing:

- a Development Permit

in order to upgrade the existing gas station.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council approve the attached
 Development Permit No. 7900-0038-00 (Appendix V), 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.

RES.R00-1194

Carried

2. **7900-0039-00**
12185 - 72 Avenue
Planet Consulting Group Inc./Chevron Canada Ltd.
 Development Permit
To upgrade the existing gas station.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12185 - 72 Avenue.

The applicant is proposing:

- a Development Permit

in order to upgrade the existing gas station.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council approve the attached
 Development Permit No. 7900-0039-00 (Appendix V) 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.

RES.R00-1195

Carried

3. **7900-0099-00**
7538 - 120 Street
Bob Cheema/Popular Group Investments Inc.
 Rezoning
From CD to a new CD to allow subdivision of the subject property into two parcels of land and adjust the density provisions accordingly.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from CD to a new CD on property located at 7538 - 120 Street.

The applicant is proposing:

- a rezoning from Comprehensive Development (CD) (By-law No. 13777) to a new Comprehensive Development Zone (CD).

in order to allow subdivision of the subject property into two parcels of land and adjust the density provisions accordingly.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

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

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 13777) to a new "Comprehensive Development Zone (CD)" (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; and
 - (c) registration of a reciprocal access easement.

RES.R00-1196

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14031" pass its first reading.

RES.R00-1197

Carried

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

It was
 No. 12000, Amendment By-law, 2000, No. 14031" pass its second reading.
 RES.R00-1198

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
Carried

It was then
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14031" be held at the
 City Hall on June 19, 2000, at 7:00 p.m.
 RES.R00-1199

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
Carried

4. **7900-0137-00**
13120 - 76 Avenue
Ionic Architecture Inc. (Sam Chan)/Valley Fireplace Specialties Inc.
 Development Variance Permit
To vary a side yard setback.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13120 - 76 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - west side yard setback from zero to 3.6 metres (12 ft.)

in order to permit the development of an industrial warehouse building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was
 That:

Moved by Councillor Hunt
 Seconded by Councillor Watts

1. Council approve Development Variance Permit No. 7900-0137-00, varying the following, to proceed to Public Notification:
 - (a) to vary the required west side yard setback from zero to 3.6 metres (12 ft.).

2. Council approved the design modification as a minor amendment to Development Permit No. 7998-0093-00 (Appendix V).

RES.R00-1200

Carried

5. **7900-0106-00**
13120 - 76 Avenue
Ionic Architecture Inc. (Sam Chan), Double V. Construction (1995) Ltd.
(Paul Van Vliet)/Valley Fireplace Specialties Inc.
 Rezoning/Development Permit
Rezone from IL to IB. Development Permit to allow the construction of a 3-storey office building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from IL to IB and a Development Permit application on property located at 13120 - 76 Avenue.

The applicant is proposing:

- a rezoning from IL to IB
- a Development Permit

in order to permit the development of a 3-storey industrial office building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That:

1. a By-law be introduced to rezone the property from "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0106-00 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; and

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R00-1201

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14032" pass its first reading.

RES.R00-1202

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14032" pass its second reading.

RES.R00-1203

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14032" be held at the
 City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1204

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

6. 7997-0118-00/01

8604 - 168 Street

Suncor Development Corporation/Henry and Ruth Wiens

OCP Amendment/Rezoning/Development Permit

*Amendment of OCP from Suburban to Urban; rezone from A-1 to CD and
 Development Permit to allow the development of 23 residential units in a
 clustered townhouse form.*

The General Manager of Planning & Development submitted a report concerning an application for an OCP Amendment, Rezoning application, and an application for a Development Permit on property located at 8604 - 168 Street.

Councillor Steele entered the meeting at 4:10 p.m.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from "General Agriculture Zone (A-1)" to Comprehensive Development Zone (CD); and
- a Development Permit

in order to permit the development of approximately 23 units, in a clustered townhouse form.

The General Manager of Planning & Development was recommending that the application be postponed.

Ms. Olga Illich of Suncorp was in attendance to discuss the application for an OCP amendment and rezoning to permit the development of 23 residential units. Ms. Illich displayed photographs of the site, and asked that the applications proceed to Public Hearing. Ms. Illich pointed out that the OCP application has been instream for approximately 2 years, and discussed some of the problems with bringing the application forward to Council. Ms. Illich advised that they held a Public Information Meeting in the area. Ms. Illich pointed out that the density is approximately 4.6 units per acre. Ms. Illich concluded her presentation by requesting that the application be forwarded to Public Hearing as they have to develop within the fisheries window, which is in the summer only.

It was Moved by Councillor Watts
 Seconded by Councillor Steele
 That staff be directed to draft the
 C-D By-law as presented, and that application 7997-0118-00/01 for an OCP
 amendment and Rezoning, be approved to proceed to Public Hearing.

RES.R00-1205

Carried with Councillor Hunt against.

7. **7999-0259-00**
8205, 8235 and 8245 - 170A Street
H.Y. Engineering Ltd./Harry Doubleday & Anne Doubleday, Mike
Marakenko & Hendrika Marakenko, and Arminster Mann,
Dawinder Singh Mann, Harpreet Singh Mann, & Balbir Singh Mann
 Rezoning
From A-1 to RF and RH to allow subdivision into approximately 10 urban single family lots and 3 suburban half-acre lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from A-1 to RF and RH on properties located at 8205, 8235 and 8245 - 170A Street.

The applicant is proposing:

- a rezoning from General Agriculture Zone (A-1) to Single Family Residential Zone (RF) and Half-Acre Residential Zone (RH)

in order to permit the development of approximately 10 urban single family residential lots and 3 suburban half-acre residential lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

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

1. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and "Half-Acre Residential Zone" (RH) (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 an acceptable tree survey and a statement regarding tree preservation; and
 - (d) an inspection be conducted by the Building Division for 8245 - 170A Street to determine compliance with the proposed RH zoning.

RES.R00-1206

Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14033" pass its first reading.

RES.R00-1207

Carried with Councillor Bose against.

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

It was
 Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14033" pass its second reading.
 RES.R00-1208 Carried with Councillor Bose against.

It was then
 Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14033" be held at the
 City Hall on June 19, 2000, at 7:00 p.m.
 RES.R00-1209 Carried

8. **7900-0047-00**
16080 - 110 Avenue
H.Y. Engineering/592939 B.C. Ltd.
 Rezoning/Development Variance Permit
Rezoned from RA to RF and Development Variance Permit to relax lot depth of the RF Zone to allow a 6-lot subdivision.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to RF and a Development Variance Permit application on property located at 16080 - 110 Avenue.

The applicant is proposing:

- a rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)"; and
- a Development Variance Permit to relax the following by-law regulations:
 - reduce the minimum lot depth of the RF Zone for proposed Lot 4 from 28 m (92 ft.) to 26.3 m (86 ft.)

in order to permit the development of approximately 6 single family lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7900-0047-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26.3 metres (86 ft.).
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; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R00-1210

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14034" pass its first reading.

RES.R00-1211

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14034" pass its second reading.

RES.R00-1212

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14034" be held at the City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1213

Carried

Councillor Watts advised that she owns a secondary suite and left the meeting at 4:28 p.m. due to a potential conflict of interest.

NEWTON

9. 7999-0119-00

8312/20/28/38/48/56/62/68/76 - 133 Street and 13328 - 84 Avenue

Naginder Sihota/J.S. Dhandly & P.K. Dhandly, B.S. Badhan & S.S. Badhan,

A.S. Kalkat & B.K. Kalkat, N.S. Sihota & J.K. Sihota, H.S. Brar & J.K.

Brar, and S.S. Sarai & M.K. Sarai

Rezoning

From RF to RF-SS to permit legalization of existing unauthorized secondary suites.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RF to RF-SS on properties located at 8312/20/28/38/48/56/62/68/76 - 133 Street and 13328 - 84 Avenue.

The applicant is proposing:

- a rezoning from RF to RF-SS

in order to permit the legalization of unauthorized secondary suites for 10 properties.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That Application 7999-0119-00 for rezoning

from RF to RF-SS be denied.

RES.R00-1214

Carried

Councillor Watts returned to the meeting at 4:29 p.m.

10. 7900-0030-00**6933 - 124 Street****Satnam Education Society of B.C.**

CD By-law Amendment

To amend Comprehensive Development Zone By-law No. 12956 to allow a maximum total enrollment of 1,190 students with a maximum school attendance of 990 students at any one time.

The General Manager of Planning & Development submitted a report concerning a CD By-law Amendment on property located at 6933 - 124 Street.

The applicant is proposing:

- amendment of Comprehensive Development Zone (By-law No. 12956) to allow a maximum total enrollment of 1,190 students with a maximum student attendance of 990 students at any given time.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That:

1. a By-law be introduced to amend Comprehensive Development Zone (CD) By-law No. 12956 to allow a maximum total enrollment of 1,190 students provided that the maximum school attendance at any given time is not to exceed 990 students, 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.

RES.R00-1215

Carried with Councillor Bose against.

It was

Moved by Councillor Higginbotham

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 1996, No. 12956, Amendment By-law 2000,

No. 14035" pass its first reading.

RES.R00-1216

Carried with Councillor Bose against.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1996, No. 12956, Amendment By-law 2000,
No. 14035" pass its second reading.

RES.R00-1217 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12956, Amendment
By-law 2000, No. 14035" be held at the City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1218 Carried

- 11. 7900-0070-00**
14593 - 72 Avenue
Chuck Marr, Genstar Development Co. Ltd./Genstar Titleco Limited
Development Variance Permit
To relax the minimum required lot depth and front yard setback.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14593 - 72 Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following Zoning By-law regulations pertaining to the RF Zone:
 - minimum required lot depth for proposed Lots 2 and 3
 - front yard setback for proposed Lot 2.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

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

1. Council approve Development Variance Permit No. 7900-0070-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required lot depth of the Single Family Residential Zone for proposed Lots 2 and 3 from 28 metres (90 ft.) to 23 metres (75 ft.).

- (b) to reduce the required front yard setback of the Single Family Residential Zone for proposed Lot 2 from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).
2. Council instruct staff to resolve the following issues prior to approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R00-1219

Carried

- 12. 7900-0124-00**
13751 - 74 Avenue
Lubor Trubka Associates Architects/Adler International Investments
Development Variance Permit
To increase the maximum lot coverage permitted from 51% to 58%.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13751 - 74 Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - Part 2.E Lot Coverage of Comprehensive Development Zone (By-law No. 13816) to permit the lot coverage to be increased from 51% to 58%

in order to permit the development of a seniors' housing project as approved under Application No. 7999-0056-00.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

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

1. Council approve Development Variance Permit No. 7900-0124-00, varying the following, to proceed to Public Notification:
 - (a) to vary the maximum lot coverage allowed under "Comprehensive Development Zone (CD)" (By-law No. 13816) from 51% to 58%.

RES.R00-1220

Carried**SOUTH SURREY**

- 13. 7900-0101-00**
15275/15313 - 19 Avenue
Hubert Culham/Various (owners of Strata Lots 1-90 Strata Plan NW 1896)
 Development Permit
To allow external renovation of two existing apartment buildings.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 15275/15313 - 19 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the external renovation of two existing apartment buildings located at 15275 and 15313 - 19 Avenue.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That Council approve the attached
 Development Permit No. 7900-0101-00 (Appendix II), 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.

RES.R00-1221

Carried

SURREY CITY CENTRE/WHALLEY**14. 7997-0238-00****8630 - 132 Street and 8580 - 132 Street****Ken Woodward, City of Surrey/City of Surrey and Sher-a-Punjab****Community Centre Corporation**

Land Use Contract Discharge/Rezoning

Discharge a portion of L.U.C. 554 to allow the underlying RA Zone to come into effect and rezone a portion of land from PA-1 to RA to facilitate an exchange involving City land.

The General Manager of Planning & Development submitted a report concerning an application to discharge a portion of Land Use Contract No. 554 and an application for rezoning from PA-1 to RA on properties located at 8630 - 132 Street and 8580 - 132 Street.

The applicant is proposing:

- a partial Land Use Contract discharge for one lot to allow the underlying RA Zone to come into effect; and
- a rezoning of a portion of another lot from "Assembly Hall 1 Zone (PA-1)" to "One-Acre Residential Zone (RA)"

in order to facilitate an exchange involving City land.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That:

1. a By-law be introduced to discharge a portion of Land Use Contract 554 and a date for Public Hearing be set.
2. a By-law be introduced to rezone a portion of property from "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) to "One-Acre Residential Zone (RA)" (By-law No. 12000) and a date be set for Public Hearing.
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) input from the Ministry of Environment;
- (d) approval from B.C. Hydro; and
- (e) registration of a Section 219 Restrictive Covenant for "no use" on a portion of 8630 - 132 Street until future consolidation with the adjacent property (8580 - 132 Street).

RES.R00-1222

Carried

It was Moved by Councillor Watts
Seconded Councillor Hunt
That "Surrey Land Use Contract No. 554,
Authorization By-law, 1985, No. 8138 Discharge By-law, 2000, No. 14036" pass
its first reading.

RES.R00-1223

Carried

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

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That "Surrey Land Use Contract No. 554,
Authorization By-law, 1985, No. 8138 Discharge By-law, 2000, No. 14036" pass
its second reading.

RES.R00-1224

Carried

It was then Moved by Councillor Watts
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land
Use Contract No. 554, Authorization By-law, 1985, No. 8138 Discharge By-law,
2000, No. 14036" be held at the City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1225

Carried

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14037" pass its first reading.

RES.R00-1226

Carried

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

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14037" pass its second reading.
 RES.R00-1227 Carried

It was then Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14037" be held at the
 City Hall on June 19, 2000, at 7:00 p.m.
 RES.R00-1228 Carried

15. 7999-0024-00

8840 Ursus Crescent

Reginald Sidal and Irene Sidal

Land Use Contract Discharge/Rezoning

Discharge a portion of Land Use Contract No. 49 and rezone from RF to CCR to accommodate a child care centre.

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 49 and an application for rezoning from RF to CCR on property located at 8840 Ursus Crescent.

The applicant is proposing:

- a partial LUC discharge; and
- a rezoning from "Single Family Residential Zone (RF)" to "Child Care Zone (CCR)"

in order to permit the expansion of the existing family day care into a child care centre which can accommodate a maximum of 25 children, within a single family dwelling.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

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

1. a By-law be introduced to discharge a portion of Land Use Contract No. 49 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Child Care Zone (CCR)" (By-law No. 12000) and a date be set for Public Hearing.

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; and
 - (b) input from the Licensing Office at the Boundary Health Unit.

RES.R00-1229

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Land Use Contract No. 49, Authorization By-law, 1974, No. 4205 Discharge By-law, 2000, No. 14038" pass its first reading.

RES.R00-1230

Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Land Use Contract No. 49, Authorization By-law, 1974, No. 4205 Discharge By-law, 2000, No. 14038" pass its second reading.

RES.R00-1231

Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Land Use Contract No. 49, Authorization By-law, 1974, No. 4205 Discharge By-law, 2000, No. 14038" be held at the City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1232

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14039" pass its first reading.

RES.R00-1233

Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14039" pass its second reading.
 RES.R00-1234 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14039" be held at the
 City Hall on June 19, 2000, at 7:00 p.m.
 RES.R00-1235 Carried

16. 7900-0109-00
10083 - 137A Street
Thelma Smith

Rezoning

From RF to CD to accommodate two existing single family dwellings on the lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RF to CD on property located at 10083 - 137A Street.

The applicant is proposing:

- a rezoning from RF to CD

in order to accommodate the two existing single family dwellings on the lot.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

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

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council 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; and

- (b) ensure that the second single family residence at the rear of the lot be upgraded to bring it in compliance with the British Columbia Building Code.

RES.R00-1236

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14040" pass its first reading.

RES.R00-1237

Carried

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14040" pass its second reading.

RES.R00-1238

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2000, No. 14040" be held at the
 City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1239

Carried

C. DELEGATIONS

1. Mr. Kerr

File: 0065-005; 2152-16100 (J.2); 7000-001; 8287-16100

Mr. Kerr was in attendance to request Council to reconsider the decision of the Building Division, Planning & Development Department to deny the issuance of a Tree Cutting Permit to allow the removal of trees located at 8287 - 161 Street.

Mr. Kerr was in attendance and submitted documentation concerning his application for a Tree Cutting Permit.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the documentation submitted by

Mr. Kerr be received.
RES.R00-1240

Carried

Mr. Kerr referenced the trees along the north boundary of his property, and the correspondence relating to the road constructed along the tree line. Mr. Kerr advised that he had offered to sell the City the portion of property containing the trees. Mr. Kerr displayed a photograph showing a tree falling into a pickup truck, which had the potential to be a fatality.

Councillor Hunt left the meeting at 5:00 p.m.

Councillor Hunt returned to the meeting at 5:02 p.m.

Mr. Kerr advised that he applied for a tree removal permit for trees in this corner of his property, but it was refused by the General Manager, Planning & Development. Mr. Kerr pointed out that some of the trees are huge, approximately sixty feet high. Mr. Kerr was requesting approval for removal of all of the trees located within the 33 foot right-of-way.

It was Moved by Councillor Bose
Seconded by Councillor Watts
That Mr. Kerr engage a qualified arborist to assess the risks, and that Council approve, based on the risk assessment, the removal of those trees which represent some measurable risk.

RES.R00-1241

Carried with Councillor Tymoschuk against.

The Regular Council Land Use meeting recessed at 5:08 p.m. and reconvened at 5:10 p.m. with all members of Council in attendance, except Councillor Villeneuve.

2. Michael Gerstner, Jim Kelsi, Kostas
File: 0065-012; 5590-001

Mr. Michael Gerstner, and Mr. Jim Kelsi, were in attendance with respect to proposed designation changes to the Sirloiner Restaurant, which is currently closed, on property located at 194 Street and the Fraser Highway.

Mr. Gerstner advised that they are before Council at the direction of the Permits & License Section for direction. Mr. Gerstner advised that they want to change their restaurant located at 194 Street and Fraser Highway into an upscale restaurant and exotic adult entertainment pub. Mr. Gerstner pointed out that the Permits & Licenses wanted them to put forward their proposal to Council prior to issuance of the license.

Mr. Gerstner discussed his proposal, advising that it will be an upscale strip bar, with excellent food offered. Mr. Gerstner clarified "barracuda" as it pertains to the restaurant. Mr. Gerstner pointed out that the restaurant is a free standing facility, and could operate as a restaurant sensitive to families, and have the adult entertainment later in the evening.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the proposal be denied and that staff bring forward a report and appropriate amendments as to how Council can clarify this use in the Zoning By-law.

RES.R00-1242

Carried

D. BY-LAWS

There were no by-law brought forward under this section.

E. ITEMS TABLED BY COUNCIL

There were no postponed items brought forward to Council.

F. CORRESPONDENCE

There was no correspondence submitted to the meeting.

G. NOTICE OF MOTION

There were no Notices of Motion given.

H. ANY OTHER COMPETENT BUSINESS

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That pursuant to Section 242.(1) (c), (d), (h), and (i), Council go into a Closed meeting following adjournment of this meeting.

RES.R00-1243

Carried

I. ADJOURNMENT

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That the Regular Council - Land Use

meeting do now adjourn and that the next Regular Council meeting be held on Monday,
May 29, 2000.

RES.R00-1244

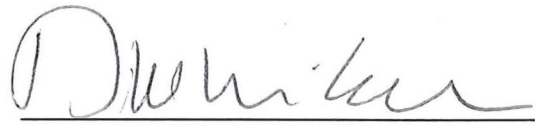
Carried

The Regular Council- Land Use meeting adjourned at 5:27 p.m.

Certified Correct:



Deputy Clerk



Mayor