



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
TUESDAY, SEPTEMBER 5, 2000
Time: 4:00 p.m.

Present:

Mayor McCallum - Chair
Councillor Villeneuve
Councillor Tymoschuk
Councillor Eddington
Councillor Bose
Councillor Watts
Councillor Hunt

Absent:

Councillor Steele
Councillor Higginbotham

Staff Present:

City Manager
Deputy City Clerk
Manager, Area Planning & Development
Division
Manager, North Surrey Section
Land Development Engineer

A. ADOPTION OF MINUTES

B. CORPORATE REPORTS

Land Use Applications

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. **5694-0252-00**
18915, 18910, 18918, 18928, 18936 and 18946 - 94A Ave; 18965/75 - 94 Ave.;
9469 - 190 St.; 9470 Harvie Rd.; and portions of 94A Avenue and
Harvie Road.
Eric Trygg/City of Surrey, New Cory Investments
Rezoning
From RA to IL to facilitate an industrial subdivision and future industrial
development.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to IL on properties located at 18915, 18910, 18918, 18928, 18936 and 18946 - 94A Avenue; 18965/75 - 94 Avenue; 9469 - 190 Street; 9470 Harvie Road; and portions of 94A Avenue and Harvie Road.

The applicant is proposing:

- a rezoning from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)"

in order to facilitate an industrial subdivision and future industrial development.

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 rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (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) removal of the two existing single family dwellings, to the satisfaction of the General Manager, Planning & Development; and
 - (d) completion of the purchase of 18915 - 94A Avenue and portions of Harvie Road and 94A Avenue from the City.

RES.R00-2080 Carried

It was
Moved by Councillor Watts
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2000, No. 14106" pass its first reading.

RES.R00-2081 Carried

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

It was
Moved by Councillor Watts
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2000, No. 14106" pass its second reading.

RES.R00-2082 Carried

It was then

Moved by Councillor Watts

Seconded by Councillor Hunt

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law 2000, No. 14106" be held at the City Hall on September 18, 2000, at 7:00 p.m.

RES.R00-2083

Carried

2. 7900-0122-00

1730 Guildford Town Centre

B. James Wensley Architect Ltd. (Randy Knill)/Distributionco Inc., Inc.

No. 50832-A, Cambridge Shopping Centres Limited

Development Permit

To allow an approximately 3,190 sq.m. (34,334 sq.ft.) addition for Sears expansion in the Guildford Shopping Centre.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 1730 Guildford Town Centre.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a 3,190-square metre (34,334 sq.ft.) addition for expansion of Sears Department Store in the Guildford Shopping Centre.

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. Council authorize staff to draft Development Permit No. 7900-0122-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final 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) resolution of the outstanding design issues as recommended by the Advisory Design Panel, including overview of the loading area from the Guildford Library/Recreation Centre and entry canopy at building entrance to the east, to the satisfaction of the General Manager, Planning & Development Department; and
- (c) submission of landscaping plans and landscaping cost estimate to the satisfaction of the City Landscape Architect.

RES.R00-2084

Carried**NEWTON****3. 7900-0049-00****7969 - 132 Street****Gerry Blonski/Prem Singh and Surjit Kaur Manhas**

Rezoning/Development Permit/Development Variance Permit

*From RA to IL to permit construction of an industrial building and a**Development Variance Permit to relax the northerly side yard setback from 7.5 m to 6.7 m.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to IL, a Development Permit, and a Development Variance Permit on property located at 7969 - 132 Street.

The applicant is proposing:

- a rezoning from RA to IL;
- a Development Permit;
- a Development Variance Permit to relax the following by-law regulations
 - Part 48, Section F Yards and Setbacks, to allow reduction of the required side yard setback from 7.5 m (25 feet) to 6.7 m (22 feet)

in order to permit the development of an industrial building to accommodate an automotive service facility.

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 rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0049-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7900-0049-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the required side yard setback of the IL Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.).
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; and
 - (b) registration of a reciprocal access and driveway agreement with adjacent properties to the north and south.

RES.R00-2085 Carried

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2000, No. 14107" pass its first reading.

RES.R00-2086 Carried

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

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2000, No. 14107" pass its second reading.

RES.R00-2087 Carried

It was then
 Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2000, No. 14107" be held at the
 City Hall on September 18, 2000, at 7:00 p.m.
 RES.R00-2088 Carried

4. **7900-0178-00**
13376 Comber Way
OCL Industrial Materials Ltd.
 OCP Amendment/Temporary Industrial Use Permit
To allow for temporary truck parking.

The General Manager of Planning & Development submitted a report concerning a Temporary Industrial Use Permit and an OCP Amendment on property located at 13376 Comber Way.

The applicant is proposing:

- an OCP amendment to declare the site as a Temporary Industrial Use Permit area:
- a Temporary Industrial Use Permit in order to allow the subject site to be used for temporary truck parking, for a period of 2 years.

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 Villeneuve
 That:

1. a By-law be introduced to declare the property a Temporary Industrial Use Permit Area in the Official Community Plan and a date for Public Hearing be set.
2. Council authorize staff to draft Temporary Industrial Use Permit No. 7900-0178-00 in accordance with the attached drawing (Appendix II).
3. Council instruct staff to resolve the following issue prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R00-2089

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 17 Amendment By-law 2000, No. 14108" pass its first reading.

RES.R00-2090

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 17 Amendment By-law 2000, No. 14108" pass its second reading.

RES.R00-2091

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Watts

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, Text No. 17 Amendment By-law 2000, No. 14108" be held at the City Hall on September 18, 2000, at 7:00 p.m.

RES.R00-2092

Carried

5. 7900-0204-00

7380 King George Highway

Urban Design Group Architects Ltd./372363 B.C. Ltd. (Inc. No. 372363)

Development Variance Permit

To permit an increased height for three free-standing signs.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 7380 King George Highway.

The applicant is proposing:

- a Development Variance Permit to relax Section 38 of Part 8 Special Sign Areas of Surrey Sign By-law (No. 13656)

in order to permit an increase in the allowable height of three (3) free-standing signs in the Newton Village Shopping Centre site (1 replacement and 2 additional) as follows:

- from 2.4 metres (8 feet) to 4.3 metres (14 feet) for a sign fronting 74 Avenue; and
- from 4.6 metres (15 feet) to 7.2 metres (23.5 feet) for two (2) signs fronting King George Highway.

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 Villeneuve

Seconded by Councillor Watts

That application 7900-0204-00 be deferred

to the next Regular Council Land Use meeting, as requested by the applicant.

RES.R00-2093

Carried

6. **7900-0217-00**
13055 - 84 Avenue
WG Architecture Inc. (Mr. Wojciech Grzybowicz)/TEG Development Ltd. & Golden View Development Corporation
Development Permit
To amend an existing Development Permit

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13055 - 84 Avenue.

The applicant is proposing:

- a Development Permit

in order to amend the existing Development Permit No. 7997-0300-00 by reducing the height of some of the buildings from three storeys to two storeys, and introducing new design elements at the elevations.

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. 7900-0217-00 (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.R00-2094

Carried**SURREY CITY CENTRE/WHALLEY**

7. **7900-0120-00**
13665 - 102 Avenue
Tracey Connors, A & W/KBK No. 196 Ventures Ltd.
 Rezoning/Development Permit
From C-8 to CD to permit the development of a drive-through restaurant

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning from C-8 to CD and a Development Permit
 application on property located at 13665 - 102 Avenue.

The applicant is proposing:

- a rezoning from C-8 to CD;
- a Development Permit

in order to permit the development of a drive-through restaurant.

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 Villeneuve
 That:

1. a By-law be introduced to rezone the property from "Community
 Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive
 Development Zone (CD)" (By-law No. 12000) and a date be set for Public
 Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0120-00 in
 accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issue prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R00-2095

Carried

It was

Moved by Councillor Watts
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14109" pass its first reading.

RES.R00-2096

Carried

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

It was

Moved by Councillor Watts
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14109" pass its second reading.

RES.R00-2097

Carried

It was then

Moved by Councillor Watts
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2000, No. 14109" be held at the
 City Hall on September 18, 2000, at 7:00 p.m.

RES.R00-2098

Carried

- 8. 7995-0166-01**
13718, 13732 and 13748 - 94A Avenue
South Fraser Healthcare Foundation
 Renewal of Temporary Commercial Use Permit
To allow interim parking for up to 198 vehicles for Surrey Memorial Hospital.

The General Manager of Planning & Development submitted a report concerning a renewal of Temporary Use Permit on properties located at 13718, 13732, and 13748 - 94A Avenue.

The applicant is proposing:

- a renewal of a Temporary Commercial Use Permit

to allow for interim parking during the Phase 3 construction at Surrey Memorial Hospital.

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 Villeneuve
 Seconded by Councillor Watts
 That Council issue Temporary Commercial
 Use Permit No. 7995-0166-01, as attached as Appendix III, to renew Temporary
 Commercial Use Permit No. 7995-0166-00.

RES.R00-2099

Carried**9. 7999-0129-00****13916 Grosvenor Rd.****Chris Fitzpatrick, c/o Sutton Medallion Realty/Mrs. Kim**

Development Permit

To allow the construction of a convenience store and gas bar.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13916 Grosvenor Road.

The applicant is proposing:

- a Development Permit

in order to permit the development of a convenience store and gas bar.

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 Villeneuve
 Seconded by Councillor Watts
 That:

1. Council authorize staff to draft Development Permit No. 7999-0129-00 in accordance with the attached drawings (Appendix II).
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;
 - (b) submission of a landscaping estimate to the satisfaction of the City's Landscape Architect; and
 - (c) removal of the existing single family dwelling.

RES.R00-2100

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE

10. 7900-0028-00

18146, 18186, 18242 - 67 Avenue, 6671 - 183 Street

Richard Brooks, H.Y. Engineering Ltd./Luk's Investments Ltd. and Moon Wah Developments Ltd., 467888 B.C. Ltd., James and Lorie Cole

NCP Amendment/Rezoning/Development Variance Permit

Amend the Neighbourhood Concept Plan from Townhouses to Small Lots and rezone from RS and RA to CD and RF to permit the development of approximately 54 small residential lots and 4 standard single family lots.

The General Manager of Planning & Development submitted a report concerning an amendment to the Neighbourhood Concept Plan, rezoning from RS and RA to CD and RF, and a Development Variance Permit application on properties located at 18146, 18186, 18242 - 67 Avenue, and 6671 - 183 Street.

The applicant is proposing:

- an amendment to the North Cloverdale West NCP from Townhouses to Small Lots;
- a rezoning from RS and RA to CD and RF; and
- a Development Variance Permit to relax the rear yard setback for an existing house from 7.5 metres (25 ft.) to 3.4 metres (11 ft.)

in order to permit the development of approximately 54 small single family residential lots and 4 standard 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 Watts

Seconded by Councillor Tymoschuk

That:

1. a By-law be introduced to rezone the property from "Suburban Residential Zone (RS)" (By-law No. 5942) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" and "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7900-0028-00 varying the following to proceed to Public Notification:

- (a) to reduce the required rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) for the existing house at 6671-183 Street.
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) resolution of the loss of anticipated amenity contributions toward the North Cloverdale West NCP due to the reduced density proposed, to the satisfaction of the General Manager, Planning & Development;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (d) provision of a sidewalk along the north side of 67 Avenue to the satisfaction of the General Manager, Engineering.
4. Council pass a resolution to amend North Cloverdale West NCP to redesignate the land from Townhouse to Small Lots when the project is considered for final adoption.

RES.R00-2101

Carried

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2000, No. 14110" pass its first reading.

RES.R00-2102

Carried

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

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2000, No. 14110" pass its second reading.

RES.R00-2103

Carried

It was then
 Moved by Councillor Watts
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2000, No. 14110" be held at the
 City Hall on September 18, 2000, at 7:00 p.m.
 RES.R00-2104 Carried

FLEETWOOD/GUILDFORD

11. **7999-0199-00**
9998 Lyncean Drive
Dwight Heintz/530305 B.C. Ltd.
 Development Variance Permit
*To allow reduction of the west side yard setback on a flanking street from
 3.6 metres to 1.8 metres for proposed Lot 24.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 9998 Lyncean Drive.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulation:
 - the side yard setback on a flanking street of the Cluster Residential Zone (RC) from 3.6 metres (12 ft.) to 1.8 metres (6 ft.)

in order to permit the development of a single family home.

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. 7999-0199-00, varying the following, to proceed to Public Notification (Appendix II):
 - (a) to reduce the required side yard setback on a flanking street of the RC Zone from 3.6 metres (12 ft.) to 1.8 metres (6 ft.).

RES.R00-2105 Carried

SURREY CITY CENTRE/WHALLEY**12. 7900-0034-00****10866 City Parkway and 13481 - 108 Avenue****Richard White, W.M. Moroz Architect/Intrawest Corporation**

Rezoning/Development Permit

Rezone from CD and C-8 to CD to permit the construction of three four-storey apartment buildings.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from CD and C-8 to CD, and a Development Permit application on property located at 10866 City Parkway and 13481 - 108 Avenue.

The applicant is proposing:

- a rezoning from CD (By-law No. 10464), CD (By-law No. 12260) and C-8 to CD.
- a Development Permit

in order to permit the development of three (3), 4-storey apartment buildings containing 253 units.

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 Villeneuve
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 10464 as amended by By-law No. 12660) and "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0034-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and

- (c) provision of a right-of-way for public passage along City Parkway, to the satisfaction of the General Manager, Engineering.

RES.R00-2106

Carried

It was

Moved by Councillor Bose
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14111" pass its first reading.

RES.R00-2107

Carried

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

It was

Moved by Councillor Bose
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14111" pass its second reading.

RES.R00-2108

Carried

It was then

Moved by Councillor Bose
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2000, No. 14111" be held at the
 City Hall on September 18, 2000, at 7:00 p.m.

RES.R00-2109

Carried**13. 7900-0073-00****9458 - 134 Street****Doug Johnson/Evelyn V. Armstrong**

Rezoning

From RF to CD to allow a child care centre for a maximum of 25 children within an existing house.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RF to CD on property located at 9458 - 134 Street.

The applicant is proposing:

- a rezoning from RF to CD

in order to accommodate a child care centre for a maximum of 25 children within an existing house.

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 "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 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 revised landscaping and site improvement plan to the satisfaction of the General Manager, Planning & Development;
 - (c) submission of sufficient security for the provision and maintenance of landscaping, to the satisfaction of the City Landscape Architect; and
 - (d) registration of a Section 219 Restrictive Covenant to tie the landscaping plan to the land.

RES.R00-2110 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2000, No. 14112" pass its first reading.

RES.R00-2111 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. 14112" pass its second reading.

RES.R00-2112 Carried

It was then
By-law, 1993, No. 12000, Amendment By-law 2000, No. 14112" be held at the
City Hall on September 18, 2000, at 7:00 p.m.
RES.R00-2113

Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
Carried

COMMERCIAL/INDUSTRIAL

CLOVERDALE

14. **7900-0226-00**
18669, 18687, and 18735 Fraser Highway
Amar Sandhu, Triangle Holdings Ltd./Jan Developments Ltd./
In Soo Park and Soon Hee Park, Theodorus Van Tunen and Cornelia
Geetruda Van Tunen, Andrew Raaen
OCP Amendment
Rezoning
Amend OCP from Suburban to Commercial and rezone from RA to CD to allow a range of retail commercial uses, restaurants, personal service uses and drive-through establishments.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to CD and an OCP Amendment from Suburban to Commercial on properties located at 18669, 18687, and 18735 Fraser Highway.

The applicant is proposing:

- an OCP amendment from Suburban to Commercial; and
- a rezoning from RA to CD

in order to permit a range of retail commercial uses, restaurants, personal service uses and drive-through establishments.

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 support the application, and

that the application be referred back to staff for recommendation back to Council as per Option C, namely, support the application to Public Hearing.

RES.R00-2114

Carried with Councillors Eddington and Bose against.

RESIDENTIAL/INSTITUTIONAL

NEWTON

15. 7998-0173-00

7865 - 148 Street

Citiwest Consulting Ltd./Dr. Parmjit K. Kang Inc.

NCP Amendment

Rezoning

Rezone from A-1 to CD to permit subdivision into approximately 9 suburban lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from A-1 to CD and an NCP Amendment on property located at 7865 - 148 Street.

The applicant is proposing:

- an NCP amendment from Creek Preservation Area/Transitional Suburban to Transitional Suburban
- a rezoning from General Agriculture Zone (A-1) to Comprehensive Development Zone (CD)

in order to permit subdivision into approximately 9 suburban, single family lots.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That:

1. a By-law be introduced to rezone the property from General Agriculture Zone (A-1) (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 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) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (e) Council pass a resolution to amend the East Newton North NCP to redesignate the land from Creek Preservation Area/Transitional Suburban to Transitional Suburban.

RES.R00-2115

Carried

It was

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

No. 12000, Amendment By-law 2000, No. 14113" pass its first reading.

RES.R00-2116

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. 14113 pass its second reading.

RES.R00-2117

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. 14113" be held at the City Hall on September 18, 2000, at 7:00 p.m.

RES.R00-2118

Carried

C. ITEMS REFERRED BY COUNCIL

D. DELEGATIONS**1. 2393-0230-00
18076 - 8 Avenue and Portion of 18150 - 8 Avenue**

The applicants were in attendance to request a further 3.5 month extension to allow them to complete the various servicing and other related requirements.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the 3.5 month extension to application

2383-0230-00 be granted.

RES.R00-2119

Carried

E. CORRESPONDENCE**F. NOTICE OF MOTION****G. BY-LAWS****FINAL ADOPTION****1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13190"**

7996-0316-00 - J.A.B. Enterprises Ltd. c/o Urban Design Group

RA (BL 12000) to CD (BL 12000) - 17523 - 0 (Zero) Avenue - to permit development of a recreational vehicle park

Approved by Council: July 8, 1997

Note: The Public Hearing on this application was held on July 28, 1997. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

Note: A Development Permit (7996-0316-00) on the site is to be considered for Final Approval under Item H.1(c).

* At the July 28, 1997 Regular Council-Public Hearing meeting, Council passed the following resolution:

"That prior to final reading, staff report back to Council on the progress of the transportation and construction issues".

- * Planning & Development advise that (reference memorandum dated August 16, 2000 in by-law back-up) that the subject development has been delayed due to the access restrictions imposed on the site, which require that no vehicular access be allowed from the site to Zero Avenue. This requirement was identified in the Douglas NCP process to minimize traffic on the future residential neighbourhood of Douglas immediately to the west. As a result, the finalization of the subject development required the completion of 175A Street by the adjacent developer north to 2 Avenue. The road was recently completed, therefore, access issues have now been resolved.

In addition, as required by Council at the Public Hearing, the applicant will register Restrictive Covenants on the property to ensure no disturbance of the landscape buffer along the westerly portion of the site and no vehicular access to Zero Avenue.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1997, No. 13190" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2120

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14078"

7900-0086-00 - c/o Ms. Tim Clark V-1500 Holdings Inc.

C-8 (BL 12000) to CD (BL 12000) - 1690 - 152 Street and a Portion of
 15238 - 17 Avenue & RF (BL 12000) to CD (BL 12000) -
 15238 - 17 Avenue - to permit the development of a commercial-
 residential project consisting of a 4-storey retail-office building and a
 4-storey, 31 unit apartment building.

Approved by Council: July 10, 2000

Note: A Development Permit (7900-0086-00) on the site is to be considered for
 Final Approval under Item H.1.(e).

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14078" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2121

Carried

H. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7900-0157-00**
Mainly Awning & Signs Ltd.
Primeline Investment Ltd. (Inc. No. 462307)
 6925 King George Highway

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

"That Development Permit No. 7900-0157-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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."

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Development Permit

No. 7900-0157-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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.

RES.R00-2122

Carried

- (b) **Development Permit No. 7900-0043-00**
R3 Business Park Ltd.
 7495/7533 - 130 Street

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

"That Development Permit No. 7900-0043-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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."

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Permit

No. 7900-0043-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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.

RES.R00-2123

Carried

- (c) **Development Permit No. 7996-0316-00**
J.A.B. Enterprises Ltd. Inc. No. 532522
Urban Design Group
 17523 - 0 Avenue

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

"That Development Permit No. 7996-0316-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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."

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Permit

No. 7996-0316-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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.

RES.R00-2124

Carried

Councillor Eddington advised that her daughter works for Canadian Tire and left the meeting at 4:38 p.m., due to a perceived conflict of interest.

- (d) **Development Permit No. 7999-0096-00**
Canadian Tire Corporation Limited
Michael Woodward
 10132 King George Highway & 10131 East Whalley Ring Road

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

"That Development Permit No. 7999-0096-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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."

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Permit
No. 7999-0096-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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.

RES.R00-2125

Carried

Councillor Eddington returned to the meeting at 4:39 p.m.

- (e) **Development Permit No. 7900-0086-00**
V-1500 Holdings Inc.
15238 - 17 Avenue & 1690 - 152 Street

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

"That Development Permit No. 7900-0086-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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."

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That Development Permit
No. 7900-0086-00 be approved; that the Mayor and Clerk be authorized to sign the Development 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.

RES.R00-2126

Carried

I. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R00-2127

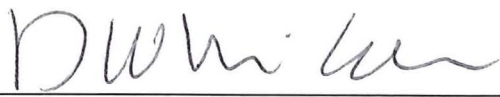
Carried

The Regular Council - Land Use meeting adjourned at 4:41 p.m.

Certified correct:



Deputy City Clerk



Mayor