



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, OCTOBER 2, 2000
Time: 5:00 p.m.

Present:

Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Eddington
Councillor Bose
Councillor Watts
Councillor Hunt

Absent:

Councillor Higginbotham

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
Manager, Area Planning 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/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. 7900-0019-00

15357 - 104 Avenue

Jim Orr, c/o Balmoral Holdings Inc. /Balmoral Holdings

Development Permit/Development Variance Permit

Development Permit to regulate the building signs. Development Variance

Permit to relax various Sign By-law No. 13656 regulations.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit and a Development Variance Permit on property located at 15357 - 104 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
 - to allow more than one awning sign per business;

- to relax the maximum combined sign area permitted on the building;
- to relax the maximum copy area for the sign over the driveway access; and
- to relax the minimum depth of the awning

in order to permit the installation of additional building signage.

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 authorize staff to draft Development Permit No. 7900-0019-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7900-0019-00, varying the following, to proceed to Public Notification:
 - (a) to allow more than one awning sign per business;
 - (b) to relax the maximum combined sign area permitted on the building;
 - (c) to relax the maximum copy area for the sign over the driveway access; and
 - (d) to relax the minimum depth of the awning.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) Submission of sign permit applications for all existing and proposed signage to ensure that the signs comply with Building Code and Electrical Inspection Safety By-law requirements to the satisfaction of the General Manager, Planning & Development Department; and
 - (b) Issuance of Development Variance Permit No. 7900-0019-00.

RES.R00-2268

Carried

2. **7900-0241-00**

16055 Fraser Highway

Han Chang Yang, Li Ta Yang, Li Hin Wang, Lin Yung-Chin, Jun Long Chen, Chen I. Lin, Der-Shing Yu, Chih Ming-Yu, Maple Line Enterprises Inc., Jun Long Chen, Ming Yang Lin, Der-Shing Yu, Lee Cheng-Ming, Shingo Watanabe
Rezoning

Amend Comprehensive Development Zone, By-law 13065 to include personal service uses, excluding body rub parlours, as a permitted use.

The General Manager of Planning & Development submitted a report concerning an application for rezoning to amend Comprehensive Development Zone, By-law No. 13065 on property located at 16055 Fraser Highway.

The applicant is proposing:

- to amend CD By-law No. 13065

in order to include personal service uses, excluding body-rub parlours, as a permitted use.

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 amend "Comprehensive Development Zone (CD)" (By-law No. 13065), to include personal service uses, excluding body-rub parlours, as a permitted use, and a date be set for Public Hearing.

RES.R00-2269 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2000, No. 14123" pass its first reading.

RES.R00-2270 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 2000, No. 14123" pass its second reading.

RES.R00-2271 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 2000, No. 14123" be held at the City Hall on October 16, 2000, at 7:00 p.m.

RES.R00-2272

Carried

NEWTON

3. 7900-0134-00

6941/55/69/77 - 128 Street

Ankenman Associates Architects Inc./Khangura Investments Ltd.

Rezoning/Development Permit

Rezone from RF to CD and Development Permit to permit the development of a 1,225 square metres (13,189 sq.ft.) neighbourhood commercial plaza.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on properties located at 6941/55/69/77 - 128 Street.

The applicant is proposing:

- a rezoning from RF to CD;
- a Development Permit

in order to permit the development of a 1,225 square metre [13,189 sq.ft.] neighbourhood commercial plaza.

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 "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 authorize staff to draft Development Permit No. 7900-0134-00 in accordance with the attached drawings subject to minor revisions to address ADP Comments (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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from "Urban Residential" to "Neighbourhood Commercial" when the project is considered for final adoption.

RES.R00-2273

Carried with Councillors Eddington and Bose against.

It was

Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That By-law 14124 for the above noted project be referred to a Regular Council evening meeting for debate.

RES.R00-2274

Defeated with Councillors Tymoschuk, Steele, Watts, Hunt and the Mayor against.

It was

Moved by Councillor Watts
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14124" pass its first reading.

RES.R00-2275

Carried with Councillors Eddington and Bose against.

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

It was

Moved by Councillor Watts
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14124" pass its second reading.

RES.R00-2276

Carried with Councillors Eddington and Bose against.

It was then
By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14124” be held at the City Hall on October 16, 2000, at 7:00 p.m.
RES.R00-2277

Moved by Councillor Watts
Seconded by Councillor Steele
That the Public Hearing on “Surrey Zoning
Carried with Councillors Eddington and Bose against.

4. 7900-0227-00

8037 King George Highway

Bob Cheema/I. Chohan and J. Gill

Rezoning/Development Permit

From RF to CD to permit development of a 74-unit, 3-storey motel on the easterly 92 metres (302 ft.) and future single family lots on the westerly 71 metres (233 ft.).

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on property located at 8037 King George Highway.

The applicant is proposing:

- a rezoning from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD);
- a Development Permit

in order to permit the development of a 74-unit, 3-storey motel on the easterly 92 metres (302 ft.) and future single family lots on the westerly 71 metres (233 ft.) of the subject property.

It was Moved by Councillor Bose
 Seconded by Councillor Eddington
 That By-law 14125 for the above noted
 project be referred to a Regular Council evening meeting for debate.
 RES.R00-2279 Defeated with Councillors Tymoschuk,
 Steele, Watts, Hunt and the Mayor against.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14125" pass its first reading.
 RES.R00-2280 Carried with Councillor Eddington 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. 14125" pass its second reading.
 RES.R00-2281 Carried with Councillor Eddington 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. 14125" be held at the
 City Hall on October 16, 2000, at 7:00 p.m.
 RES.R00-2282 Carried with Councillor Eddington against.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE

5. **7900-0138-00**
18345 - 64 Avenue
Richard Brooks/Bruno and Robyn Boeckler
 Rezoning
*From RA to RF in order to allow subdivision into approximately 7 single family
 lots.*

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning on property located at 18345 - 64 Avenue.

The applicant is proposing

- a rezoning from RA to RF

in order to permit subdivision into approximately 7 single family lots.

To implement Council's previous decision granting approval to proceed to this project 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. 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 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) provision of amenity contributions in accordance with the North Cloverdale West Neighbourhood Concept Plan.

RES.R00-2283 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14126" pass its first reading.

RES.R00-2284 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14126" pass its second reading.

RES.R00-2285 Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14126" be held at the
 City Hall on October 16, 2000, at 7:00 p.m.

RES.R00-2286

Carried

Councillor Bose advised that his family owns property in the immediate area, and left the meeting at 5:14 p.m. due to a potential conflict of interest concerning application 7900-0159-00.

6. 7900-0159-00

**16423, 16585, 16605, 16667 - 64 Avenue and 6410 - 164 Street
 Pacific Rim Architecture Ltd. (Ian Tingley)/Dennis & Grace Jeklin,
 456693 B.C. Ltd. (Inc. No. 456693)**

Rezoning/Development Permit/Development Variance Permit

*Rezoning from A-1 and A-2 to RM-15 to permit approximately 194 townhouses
 and vary the Zoning By-law to permit encroachment by roof overhangs and relax
 the side yard setback and width of driving aisle.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on properties located at 16423, 16585, 16605, 16667 - 64 Avenue and 6410 - 164 Street.

The applicant is proposing:

- a rezoning from A-1 and A-2 to RM-15;
- a Development Permit; and
- a Development Variance Permit to relax the following regulations of the Zoning By-law:
 - the definition of "setback" to permit wider than 0.6-metre (2 ft.) eaves to encroach into the setbacks;
 - side yard setback abutting Units numbered 9 to 19 from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.) for sundecks; and
 - the required width of the two-way drive aisle from 6.7 metres (22 ft.) to 6.1 metres (20 ft.) for 2.75-metre (9 ft.) wide parking spaces oriented at 90 degrees to the drive aisle

in order to permit the development of 194 townhouse units in West Cloverdale North.

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 "General Agriculture Zone (A-1)" and "Intensive Agriculture Zone (A-2)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0159-00 generally in accordance with the attached drawings.
3. Council approve Development Variance Permit No. 7900-0159-00, varying the following, to proceed to Public Notification:
 - (a) to permit 0.76-metre (2 ft. 6 in.) wide encroachments by roof eaves into the required front yard setback, side yard setback and side yard setback on flanking street;
 - (b) to relax the side yard setback abutting Units Number 9 to 19 from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.) for sundecks; and
 - (c) to relax the required two-way drive aisle width from 6.7 metres (22 ft.) to 6.1 metres (20 ft.) where there are 2.75-metre (9 ft.) wide small car parking spaces oriented at 90 degrees to the drive aisle.
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 Environment to eliminate an existing watercourse running north-south in the middle of the site and for the reduced building setback for some of the units from the 30 m (100 ft.) wide restrictive covenant area along the watercourse to the east;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;

- (e) registration of a restrictive covenant indicating the proximity to farm uses and the possible implications of the adjacent farm uses;
- (f) resolution of any concerns of the Agricultural Advisory Committee; and
- (g) approval of Development Variance Permit No. 7900-0159-00.

RES.R00-2287

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14127" pass its first reading.

RES.R00-2288

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. 14127" pass its second reading.

RES.R00-2289

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. 14127" be held at the
 City Hall on October 16, 2000, at 7:00 p.m.

RES.R00-2290

Carried

Councillor Bose returned to the meeting at 5:16 p.m.

7. 7900-0196-00

5860 - 176 Street and 17637 - 58A Avenue

Denis Turco Architect Inc./BRP Investments Ltd.

OCP Amendment/Rezoning/Development Permit/
 Development Variance Permit/Neighbourhood Pub

*OCP Amendment from Multiple Residential to Town Centre; Rezoning from CHI
 and RF to C-15; DVP to relax north sideyard setback; and DP to allow the
 development of a 65-seat neighbourhood pub and 35-seat restaurant.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, Development Permit and Development Variance Permit applications, and a

Neighbourhood Pub application on properties located at 5860 - 176 Street and 17637 - 58A Avenue.

The applicant is proposing:

- an OCP amendment for 17637 - 58A Avenue from Multiple Residential to Town Centre;
- a rezoning from CHI and RF to C-15;
- a Development Permit; and
- a Development Variance Permit to relax the north sideyard setback

in order to permit the development of a 65-seat pub and 35-seat 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 Tymoschuk

That:

1. a By-law be introduced to redesignate 17632 - 58A Avenue from Multiple Residential to Town Centre and a date for Public Hearing be set.
2. a By-law be introduced to rezone the properties from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7900-0196-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7900-0196-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required north side yard setback of the C-15 Zone from 3.0 metres (10 ft.) to 0 metre (0 ft.).
5. 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) approval from the Ministry of Transportation and Highways;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) registration of a reciprocal access agreement between the subject site and adjacent properties to the north, to facilitate long term parking and circulation in the area;
- (f) execution of a lease agreement and payment schedule to the satisfaction of the General Manager, Engineering, between the applicant and the City to secure the long-term lease of 34 parking stalls in the nearby City-owned parking lots.

6. A date for Public Hearing be set to solicit opinions from area residents regarding the proposed neighbourhood pub.
7. Staff be instructed to prepare a Resolution for Council's consideration after the Public Hearing. The Resolution will indicate whether Council, after due consideration of the results of the Public Hearing, is in favour of the neighbourhood pub, and if so, recommend to the Liquor Control and Licensing Branch (LCLB), any specific licensing conditions suggested by Council.

RES.R00-2291

Carried with Councillor Hunt against.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 33 Amendment By-law 2000, No. 14128" pass its first reading.

RES.R00-2292

Carried with Councillor Hunt against.

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 33 Amendment By-law 2000, No. 14128" pass its second reading.

RES.R00-2293

Carried with Councillor Hunt against.

It was then
 Moved by Councillor Villeneuve
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 33 Amendment By-law 2000,
 No. 14128" be held at the City Hall on October 16, 2000, at 7:00 p.m.
 RES.R00-2294 Carried with Councillor Hunt against.

It was
 Moved by Councillor Watts
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14129" pass its first reading.
 RES.R00-2295 Carried with Councillor Hunt against.

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. 14129" pass its second reading.
 RES.R00-2296 Carried with Councillor Hunt against.

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. 14129" be held at the
 City Hall on October 16, 2000, at 7:00 p.m.
 RES.R00-2297 Carried with Councillor Hunt against.

FLEETWOOD/GUILDFORD

8. **7996-0334-00**
15886 - 84 Avenue
Wayne Fougere/Pioneer Designs
**OCP Amendment/Rezoning/Development Permit/
 Development Variance Permit**
*OCP Amendment from Urban to Multiple Residential; Rezoning from RA to
 RM-30; DVP to relax setbacks and reduce parking stall dimensions; and DP to
 allow the development of approximately 56 townhouse units.*

The General Manager of Planning & Development submitted a report concerning
 an application to amend the Official Community Plan, a rezoning application, and
 Development Permit and Development Variance Permit applications on property
 located at 15886 - 84 Avenue.

The applicant is proposing:

- an OCP amendment from Urban to Multiple Residential;

- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
 - Relax minimum front (north) yard setbacks from 7.5 metres (25 feet) to 4.98 metres (16.3 feet);
 - Relax minimum rear (south) yard setbacks from 7.5 metres (25 feet) to 3.98 metres (13.08 feet);
 - Relax minimum west side yard setbacks from 7.5 metres (25 feet) to 4.57 metres (15 feet) excluding the entry stairs;
 - Relax minimum east side yard setbacks from 7.5 metres (25 feet) to 3.75 metres (12.33 feet);
 - Relax the dimensional requirements for the width of indoor tandem parking stalls from 3.8 metres (12.5 feet) to 3.20 metres (10.5 feet);
 - Relax the requirements for dedicated indoor amenity space from 3 square metres (32.3 square feet) per unit to 1.35 square metres (14.57 sq.ft) per unit

in order to permit the development of approximately 56 townhouse 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 Watts
Seconded by Councillor Hunt
That:

1. a By-law be introduced to redesignate the property from Urban to Multiple Residential and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7996-0334-00 in accordance with the attached drawings (Appendix II).
4. Council authorize staff to draft Development Variance Permit No. 7996-0334-00 in accordance with the attached Development Variance Permit (Appendix VII).
5. 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 an acceptable tree survey and a statement regarding tree preservation;
- (c) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (d) address the Fleetwood Town Centre amenity contributions to the satisfaction of the General Manager, Planning & Development Department; and
- (e) resolution of design issues as identified in the Advisory Design Panel minutes, to the satisfaction of the Planning & Development Department.

RES.R00-2298

Carried with Councillor Eddington against.

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Hunt

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 34 Amendment By-law 2000, No. 14130" pass its first reading.

RES.R00-2299

Carried with Councillor Eddington against.

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

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Hunt

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 34 Amendment By-law 2000, No. 14130" pass its second reading.

RES.R00-2300

Carried with Councillor Eddington against.

It was then

Moved by Councillor Tymoschuk

Seconded by Councillor Hunt

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 34 Amendment By-law 2000, No. 14130" be held at the City Hall on October 16, 2000, at 7:00 p.m.

RES.R00-2301

Carried

RES.R00-2302 It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14131" pass its first reading.
Carried with Councillor Eddington against.

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

RES.R00-2303 It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14131" pass its second reading.
Carried with Councillor Eddington against.

RES.R00-2304 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. 14131" be held at the
 City Hall on October 16, 2000, at 7:00 p.m.
Carried

- 9. 7900-0139-00**
11140 - 156 Street
H.Y. Engineering Ltd. (Richard Brooks)/Edward George Boschman
 Rezoning
From RA to RF to allow subdivision into approximately 4 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 11140 - 156 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the development of approximately 4 single family 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 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 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) approval from the Ministry of Transportation and Highways;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) inclusion of the north-east triangular portion of the adjacent property to the south (11117 - 156A Street) for consolidation with the proposed Lot 4.

RES.R00-2305

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14132" pass its first reading.

RES.R00-2306

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. 14132" pass its second reading.

RES.R00-2307

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. 14132" be held at the
 City Hall on October 16, 2000, at 7:00 p.m.

RES.R00-2308

Carried

NEWTON

10. **7900-0044-00**
5662 and 5690 - 144 Street
Ed Desroches/John McClurg, Yumiko Hirai, Martin Wedgwood Smith,
Karen Eda Gordon
Rezoning
From RH to CD to allow for the development of approximately 4 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 1662 and 5690 - 144 Street.

The applicant is proposing:

- a rezoning from RH to CD;

in order to permit the development of approximately four 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 Villeneuve
Seconded by Councillor Watts
That:

1. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (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) approval from the Ministry of Transportation and Highways;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) provision of cash-in-lieu of open space (5% for the lots fronting 144 Street and 15% for the lots fronting 144A Street); and

- (f) registration of a Restrictive Covenant on 5690 - 144 Street outlining the general subdivision pattern for the remaining lot.

RES.R00-2309

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14133" pass its first reading.

RES.R00-2310

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14133" pass its second reading.

RES.R00-2311

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2000, No. 14133" be held at the
 City Hall on October 16, 2000, at 7:00 p.m.

RES.R00-2312

Carried

SOUTH SURREY

11. 7900-0132-00

12652 Beckett Road

Leigh Hillier/Marjorie Lorena Hillier

Development Variance Permit

To relax road standards, enclosed drainage system, ornamental street lighting and underground wiring to facilitate a proposed subdivision into two suburban 1/2 acre residential lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12652 Beckett Road.

The applicant is proposing:

- a Development Variance Permit to relax the following By-law regulations:
 - a minimum pavement width with curb and gutter and sidewalk;

- enclosed drainage system;
- ornamental street lighting; and
- underground wiring

in order to permit the development of a 2-lot suburban residential 1/2 acre subdivision.

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 approve Development Variance Permit No. 7900-0132-00, varying the following, to proceed to Public Notification:
 - (a) the minimum pavement width requirement is relaxed from 8 metres (26 ft) to 4 metres (13 ft.) without curb, gutter and sidewalk;
 - (b) the requirement of enclosed drainage system is varied to allow a grassed swale;
 - (c) the requirement of ornamental street lighting is varied to allow existing davit arm street lights mounted on B.C. Hydro power poles; and
 - (d) the requirements of underground wiring for electrical and telecommunications wiring is varied to allow overhead wiring.
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) confirmation from B.C. Hydro that no additional distribution lines (main line power extension for upgrading) are required to service this development;
 - (c) confirmation that the existing street lighting system achieves the minimum City illumination standards; and

- (d) provided that the 4 m (13 ft.) asphalt surface has 1 metre (3 ft.) of gravel shoulder on each side.

RES.R00-2313

Carried

Councillor Watts advised that she owns a secondary suite and would absent herself from the meeting on Items 12 and 13. Councillor Watts left the meeting at 5:22 p.m.

SURREY CITY CENTRE/WHALLEY

12. 7998-0167-00

13934 - 92 Avenue

Thomas Knight/Gurdip and Gurmeet Moor

Rezoning

From RF to CD to allow an increased floor area ratio and lot coverage and the inclusion of one secondary suite in an owner-occupied single family dwelling.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13934 - 92 Avenue.

The applicant is proposing:

- a rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)"

in order to allow an increased floor area ratio and lot coverage for the existing house and to allow one secondary suite in an owner-occupied 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 Villeneuve
Seconded by Councillor Tymoschuk
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;
and

(b) submission of a road dedication plan to the satisfaction of the Approving Officer.

3. Council instruct the applicant to complete any necessary building upgrading of the secondary suite, to the satisfaction of the Building Division, within 6 months following final adoption.

RES.R00-2314 Carried with Councillor Bose against.

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14134" pass its first reading.

RES.R00-2315 Carried with Councillor Bose against.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14134" pass its second reading.

RES.R00-2316 Carried with Councillor Bose against.

It was then Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14134" be held at the
City Hall on October 16, 2000, at 7:00 p.m.

RES.R00-2317 Carried

**13. 7999-0181-00
13958, 13968 and 13978 - 96 Avenue and 9575, 9583 and 9591 - 140 Street
Joseph Scarlatti/513018 B.C. Ltd.**

Rezoning

From RF to RF-SS in order to allow the construction of a single family dwelling containing one secondary suite on each of the 6 newly created lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13958, 13968 and 13978 - 96 Avenue and 9575, 9583 and 9591 - 140 Street.

The applicant is proposing:

- a rezoning from RF to RF-SS

in order to permit the construction of a single family dwelling containing one secondary suite on each of the 6 newly created 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 site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential Secondary Suite Zone (RF-SS)" (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) discharge the existing Section 219 Restrictive Covenant securing the Building Scheme; and
 - (b) registration of a Section 219 Restrictive Covenant securing a revised set of Building Design Guidelines.

RES.R00-2318 Carried with Councillor Eddington against.

It was Moved by Councillor Eddington
Seconded by Councillor Bose
That the above resolution approving the
introduction of a by-law to rezone the property be rescinded.

RES.R00-2319 Carried

It was Moved by Councillor Eddington
Seconded by Councillor Bose
That staff report back to Council on the
issues concerning Development Cost Charges on this application.

RES.R00-2320 Carried

Councillor Watts returned to the meeting at 5:28 p.m.

14. 7900-0195-00**13863 - 114 Avenue****Dan and Wendy MacLaren/Douglas MacLaren**

Rezoning

From RF to CD to permit the construction of a second single family dwelling on the property.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13863 - 114 Avenue.

The applicant is proposing:

- a rezoning from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD)

in order to permit the construction of a second single family dwelling, in addition to the existing dwelling, on the subject property.

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) registration of a Restrictive Covenant to require that the existing dwelling be demolished or converted into an accessory building when two separate dwellings are no longer needed in the future; and
 - (b) registration of a Restrictive Covenant to require the new house to be built in accordance with the plans attached.

RES.R00-2321

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14136" pass its first reading.
 RES.R00-2322 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. 14136" pass its second reading.
 RES.R00-2323 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. 14136" be held at the
 City Hall on October 16, 2000, at 7:00 p.m.
 RES.R00-2324 Carried

Land Use Applications cont'd

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

15. **7900-0226-00**
18669, 18687, 18717 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, Kathleen J. Harvey
 OCP Amendment/Rezoning/Development Permit
Amend OCP from Suburban to Commercial, rezone from RA to CD and
Development Permit to allow a range of retail commercial uses, restaurants,
offices, personal service uses and drive-through establishments.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, an OCP Amendment application, and an application for a Development Permit on properties located at 18669, 18687, 18717 and 18735 Fraser Highway.

The applicant is proposing:

- an OCP amendment from Suburban to Commercial;

- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of a range of retail commercial uses, restaurants, offices, personal service uses and drive-through establishments at 188 Street and Fraser Highway in Clayton.

To implement Council's previous decision granting approval to proceed to this project 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 redesignate the properties from Suburban to Commercial and a date for Public Hearing be set.
2. a By-law be introduced to rezone the properties 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.
3. Council authorize staff to work with the applicant to develop the detailed design drawings as the basis for drafting and finalizing Development Permit No. 7900-0226-00.
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;
 - (c) submission of a Traffic Impact Study and implementation of the recommendations of the Traffic Impact Study to the satisfaction of the General Manager, Engineering;
 - (d) registration of a Section 219 Restrictive Covenant for future right-in and right-out access on Fraser Highway;

- (e) registration of a reciprocal access and parking easement agreement for all properties under application;
 - (f) submission of detailed building design plans for review by the Advisory Design Panel and resolution of ADP comments to the satisfaction of General Manager, Planning & Development Department; and
 - (g) submission of satisfactory landscaping plans and landscaping cost estimate to the satisfaction of the General Manager, Planning & Development.
5. Council pass a resolution to amend the Clayton General Land Use Plan to redesignate the land from Multiple Residential to Community Commercial when the project is considered for final adoption.
 6. Council instruct staff to initiate a review of the Clayton General Land Use Plan especially with respect to the commercial structure of the Clayton area and bring forward any revisions necessary for Council consideration.

RES.R00-2325

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Watts

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 35 Amendment By-law 2000, No. 14137" pass its first reading.

RES.R00-2326

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, No. 35 Amendment By-law 2000, No. 14137" pass its second reading.

RES.R00-2327

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, No. 35 Amendment By-law 2000, No. 14137" be held at the City Hall on October 16, 2000, at 7:00 p.m.

RES.R00-2328

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14138" pass its first reading.
 RES.R00-2329 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. 14138" pass its second reading.
 RES.R00-2330 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. 14138" be held at the
 City Hall on October 16, 2000, at 7:00 p.m.
 RES.R00-2331 Carried

SURREY CITY CENTRE/WHALLEY

16. 7900-0061-00

13375 King George Highway

Barnett Dembek Architects/Yellow Rose Investments

Rezoning/Development Permit

Rezone the front portion of the site from CTA to C-15 to allow the redevelopment of the site into a 60-room motel, with a caretaker's suite and street-fronting commercial uses.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on property located at 13375 King George Highway.

The applicant is proposing:

- a rezoning of the front portion of the site from CTA to C-15; and
- a Development Permit

in order to permit the redevelopment of the site into a 60-room motel, with a caretaker's suite and street-fronting commercial uses.

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

The applicant's Architect was in attendance to respond to questions from Council concerning the application for rezoning to permit the development of a motel with street fronting commercial uses. The Architect advised Council that the owner lives in the existing hotel and wants to develop a new hotel. The Architect did not know who his client wants to cater to.

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

1. a By-law be introduced to rezone the front portion of the site from "Tourist Accommodation Zone (CTA)" (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. Council authorize staff to draft Development Permit No. 7900-0061-00 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;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) registration of a statutory right-of-way for public passage between the front lot line and the face of the building; and
 - (d) submission and approval of a landscape estimate to the satisfaction of the City's Landscape Architect.

RES.R00-2332 Carried with Councillor Eddington against.

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14139" pass its first reading.

RES.R00-2333 Carried with Councillor Eddington against.

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. 14139" pass its second reading.
 RES.R00-2334 Carried with Councillor Eddington against.

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. 14139" be held at the
 City Hall on October 16, 2000, at 7:00 p.m.
 RES.R00-2335 Carried

Councillor Villeneuve then requested that Council go back to Item #15, as she wanted to register her vote against the project. Councillor Villeneuve then asked that the Planning & Development Department arrange for a meeting with Council to discuss the headwaters project as it relates to this area.

Mayor McCallum indicated that he had agreed to give Councillor Villeneuve an opportunity to indicate that she had meant to vote against the project.

Councillor Bose advised that he too, had intended to register his opposition to the project and missed voting in opposition. Councillor Bose pointed out that procedurally, Council would have to rescind all of the motions, starting with the motion to set the Public Hearing, working backwards to the original motion, and then pass each motion again from the start of the process.

15. **7900-0226-00**
18669, 18687, 18717 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, Kathleen J. Harvey
 OCP Amendment/Rezoning/Development Permit
Amend OCP from Suburban to Commercial, rezone from RA to CD and
Development Permit to allow a range of retail commercial uses, restaurants,
offices, personal service uses and drive-through establishments.

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That Resolution R00-2325, approving the
Planning & Development Department recommendation, Resolutions R00-2326,
R00-2327, and R00-2328 giving two readings and setting the Public Hearing date
on By-law No. 14137, and Resolutions R00-2329, R00-2330, and R00-2331
giving two readings and setting the Public Hearing date on By-law No. 14138 be
reconsidered.

RES.R00-2336

Carried with Councillors Steele, Hunt and
the Mayor against.

Mayor McCallum indicated that vote on all of the motions would be taken on all
of the resolutions Council passed on this project, starting at the beginning of the
process.

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

1. a By-law be introduced to redesignate the properties from Suburban to
Commercial and a date for Public Hearing be set.
2. a By-law be introduced to rezone the properties 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.
3. Council authorize staff to work with the applicant to develop the detailed
design drawings as the basis for drafting and finalizing Development
Permit No. 7900-0226-00.
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;
 - (c) submission of a Traffic Impact Study and implementation of the
recommendations of the Traffic Impact Study to the satisfaction of
the General Manager, Engineering;
 - (d) registration of a Section 219 Restrictive Covenant for future right-
in and right-out access on Fraser Highway;

- (e) registration of a reciprocal access and parking easement agreement for all properties under application;
 - (f) submission of detailed building design plans for review by the Advisory Design Panel and resolution of ADP comments to the satisfaction of General Manager, Planning & Development Department; and
 - (g) submission of satisfactory landscaping plans and landscaping cost estimate to the satisfaction of the General Manager, Planning & Development.
5. Council pass a resolution to amend the Clayton General Land Use Plan to redesignate the land from Multiple Residential to Community Commercial when the project is considered for final adoption.
 6. Council instruct staff to initiate a review of the Clayton General Land Use Plan especially with respect to the commercial structure of the Clayton area and bring forward any revisions necessary for Council consideration.

RES.R00-2337

Carried with Councillors Villeneuve, Eddington and Bose against.

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 35 Amendment By-law 2000, No. 14137" pass its first reading.

RES.R00-2338

Carried with Councillors Villeneuve, Eddington and Bose against.

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 35 Amendment By-law 2000, No. 14137" pass its second reading.

RES.R00-2339

Carried with Councillors Villeneuve, Eddington, and Bose against.

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, No. 35 Amendment By-law 2000, No. 14137" be held at the City Hall on October 16, 2000, at 7:00 p.m.

RES.R00-2340

Carried with Councillors Villeneuve, Eddington and Bose against.

- RES.R00-2341 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14138" pass its first reading.
Carried with Councillors Villeneuve,
Eddington and Bose against.
- RES.R00-2342 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14138" pass its second reading.
Carried with Councillors Villeneuve,
Eddington and Bose against.
- RES.R00-2343 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. 14138" be held at the
City Hall on October 16, 2000, at 7:00 p.m.
Carried with Councillors Villeneuve,
Eddington and Bose against.
- RES.R00-2344 It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the General Manager, Planning &
Development arrange a presentation for Council as soon as possible on the
Headwaters.
Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

17. **7900-0213-00**
6517 and 6545 - 142 Street
Rock Solid Construction Ltd./Douglas B. Jewell and Peggy Lynn Jackson
Rezoning/Development Variance Permit
*Rezone from RA to CD to permit subdivision into approximately 29 compact,
single family lots with 1 lot having additional subdivision potential. DVP to
reduce the rear setback from 7.5m (25 ft.) to 4.9 m. (16 ft.) for an existing
dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Variance Permit application on properties located at 6517 and 6545 - 142 Street.

The applicant is proposing:

- a rezoning from RA to CD;
- a Development Variance Permit to relax the rear yard setback requirement from 7.5 metres [25 ft.] to 4.9 metres [16 ft.]

in order to permit subdivision into approximately 29 compact, single family lots with 1 lot having additional subdivision potential and retain an existing 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 Tymoschuk
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-la No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7900-0213-00, varying the following to proceed to Public Notification:
 - to reduce the required rear yard setback of the proposed Comprehensive Development Zone from 7.5 metres [25 ft.] to 4.9 metres [16. ft.] for an existing single family dwelling.
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.R00-2345

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14140" pass its first reading.
 RES.R00-2346 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. 14140" pass its second reading.
 RES.R00-2347 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. 14140" be held at the
 City Hall on October 16, 2000, at 7:00 p.m.
 RES.R00-2348 Carried

SOUTH SURREY

18. **7900-0154-00**
15767 Cranley Drive and 15740 - 24 Avenue
LDS Developments Ltd./Kelly and Teresa Shannon, Padwood Holdings Ltd.
 Rezoning
From RF to CD to permit subdivision into approximately 18 single family small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 15767 Cranley Drive and 15740 - 24 Avenue.

The applicant is proposing:

- a rezoning from RF to CD

in order to permit subdivision into approximately 18 single family small 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 Hunt
 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation and Highways;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) registration of a Section 219 Restrictive Covenant requiring a no build area and a landscaping buffer to be provided and maintained along 24 Avenue.
3. Council pass a resolution to amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the land from Mobile Home Park to Single Family Residential (small lots) when the project is considered for final adoption.

RES.R00-2349

Carried

It was
 Moved by Councillor Watts
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14141" pass its first reading.

RES.R00-2350

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. 14141" pass its second reading.
RES.R00-2351	<u>Carried</u>

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. 14141" be held at the City Hall on October 16, 2000, at 7:00 p.m.
RES.R00-2352	<u>Carried</u>

C. ITEMS REFERRED BY COUNCIL

D. DELEGATIONS

E. CORRESPONDENCE

F. NOTICE OF MOTION

G. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Land Use Contract No. 207 Authorization By-law, 1976, No. 4797,
Discharge By-law, 1999, No. 13839"

7998-0193-00 - Jasmail and Charanjit Sran

To discharge Land Use Contract No. 207 over the lands at 6921 and
6931 - 130 Street in order to permit the underlying RF Zone to come into effect
and permit subdivision into three lots.

Approved by Council: September 7, 1999

- * Planning & Development advise that (reference memorandum dated September 26, 2000 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Land Use Contract No. 207
 Authorization By-law, 1976, No. 4797, Discharge By-law, 1999, No. 13839" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2353

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13454"

 7997-0132-00 - CTC Development Co. Ltd., 408535 B.C. Ltd.,
 441969 B.C. Ltd., 387546 B.C. Ltd.
 c/o Hunter Laird Engineering Ltd.

RS (BL 5942) and RA (BL 12000) to RF (BL 12000) - 5859 - 168 Street,
 16741, 16657, 16693 - 57A Avenue - to allow subdivision into
 approximately 49 single family lots.

Approved by Council: June 22, 1998

- * Planning & Development advise that (reference memorandum dated September 21, 2000 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

Note: The Public Hearing on this application was held on July 20, 1998. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- * Planning & Development advise that the reason for the delay in bringing this application to Final Adoption was due to a combination of poor housing market as well as the extended time needed to negotiate right-of-way agreements for servicing purposes with neighbouring property owners.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1998, No. 13454" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2354 Carried

H. CLERK'S REPORT

1. Formal 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. 7900-0207-00**
Fleetwood Projects Ltd./Norman Zottenberg Architecture
 15988 Fraser Highway

To relax the setback requirement by reducing the minimum east side yard from 2.0 metres (6.6 ft.) to 0 metres (0 ft.) along 160 Street to permit the construction of a patio enclosure for the Sunny Dragon Restaurant.

Letter received from Mary Ann Clapp regarding this Development Variance Permit.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7900-0207-00 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.

RES.R00-2355 Carried

- (b) **Development Variance Permit No. 7900-0166-00**
Grace Road Investments Ltd./WesGroup Investments (No. 8) Ltd.
 9985 Grace Rd.

To relax requirements as follows:

- (a) relax the fire flow requirement and the sanitary sewer requirement for the existing industrial zoned land;

- (b) allow an industrial land use without the construction of a building;
and
- (c) relax the requirement in the IL zone regarding the siting of outdoor storage,

to permit an outside storage yard in South Westminster.

Letter received from Tom Corsie regarding this Development Variance Permit.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7900-0166-00 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.

RES.R00-2356 Carried

I. ADJOURNMENT


It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Regular Council - Land Use

meeting do now adjourn.

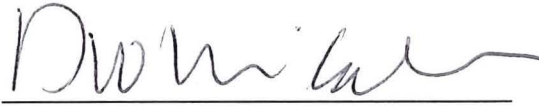
RES.R00-2357 Carried

The Regular Council - Land Use adjourned at 6:01 p.m.

Certified correct:



 City Clerk



 Mayor