



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 6, 2000
Time: 3:00 p.m.

Present:

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

Absent:

Mayor McCallum
Councillor Higginbotham

Staff Present:

City Manager
Acting City Clerk
General Manager, Planning & Development
Manager, Area Planning Division
Manager, South Surrey Section
Land Development Engineer

A. ADOPTION OF MINUTES

B. CORPORATE REPORTS

Land Use Applications

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

- 1. 7900-0093-00**
9640 - 160 Street
Key Corp. Consulting Ltd. (Jim Hartshorne)/
Avtar Singh Kang and Kulwant Kaur Kang
Rezoning/Development Permit
Rezone from RA to CD and Development Permit to allow the development of a 75-seat drive-through restaurant.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit Application on property located at 9640 - 160 Street.

The applicant is proposing:

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

in order to permit the development of a 75-seat drive-through McDonald's 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 Hunt
That:

1. a By-law be introduced to rezone the property 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.
2. Council authorize staff to draft Development Permit No. 7900-0093-00 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, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) construction of a median including a 5-foot high barrier fence on 160 Street and implementation of the recommendations of the Traffic Impact Study, to the satisfaction of the General Manager, Engineering;
 - (c) submission of an arborist assessment report regarding the trees to be preserved to the satisfaction of the City Landscape Architect;
 - (d) submission of a revised landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect; and
 - (e) registration of a reciprocal access easement agreement for 160 Street shared access with the property to the south at 9610 - 160 Street, under Rezoning Application No. 7900-0092-00.

RES.R00-2579

Carried with Councillors Bose and Villeneuve Against

It was Moved by Councillor Eddington
Seconded by Councillor Watts
That letters from two school principals in support of Surrey Zoning By-law 1993, No. 12000, Amendment By-law, 2000, No. 14162 be received.

RES.R00-2580

Carried

RES.R00-2581 It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14162" pass its first reading.
Carried with Councillors Bose and
 Villeneuve Against

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

RES.R00-2582 It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14162" pass its second reading.
Carried with Councillors Bose and
 Villeneuve Against

RES.R00-2583 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. 14162" be held at the
 City Hall on November 20, 2000, at 7:00 p.m.
Carried

2. 7900-0092-00

9610 - 160 Street

Ankenman Marchand Architects (Francois Marchand)/

Chevron Canada Limited

Rezoning/Development Permit

*Rezone from RF to CD and Development Permit to allow the development of a
 combined self-serve/full-serve gasoline station and a convenience store.*

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning and a Development Permit Application on property
 located at 9610 - 160 Street.

The applicant is proposing:

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

in order to permit the development of a combined self-serve/full-serve gasoline
 station and a convenience store.

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 authorize staff to draft Development Permit No. 7900-0092-00 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, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) construction of a median including a 5-foot high barrier fence on 160 Street and implementation of the recommendations of the Traffic Impact Study to the satisfaction of the General Manager, Engineering;
 - (c) submission of an arborist assessment report regarding the trees to be preserved to the satisfaction of the City Landscape Architect;
 - (d) submission of a revised landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant for future right-in/right-out movements on 96 Avenue; and
 - (f) registration of a reciprocal access easement agreement for 160 Street shared access with the property to the north at 9640 - 160 Street under Rezoning Application No. 7900-0093-00.

RES.R00-2584

Carried with Councillors Bose and
Villeneuve Against

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14163" pass its first reading.
RES.R00-2585 Carried with Councillors Bose and
Villeneuve Against

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. 14163" pass its second reading.
RES.R00-2586 Carried with Councillors Bose and
Villeneuve Against

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. 14163" be held at the
City Hall on November 20, 2000, at 7:00 p.m.
RES.R00-2587 Carried

3. 7900-0079-00
15685 Fraser Highway
Mainland Engineering Corp./590728 B.C. Ltd.

Development Permit

To allow the construction of a highway commercial/industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15685 Fraser Highway.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a 858.8-square metre (9,320 sq. ft.)
(excluding any future mezzanine area) highway commercial/industrial building.

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

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

1. Council authorize staff to draft Development Permit No. 7900-0079-00 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) registration of additional road right-of-way required for the future widening of Fraser Highway to the satisfaction of the General Manager, Engineering; and
 - (c) submission of a landscaping cost estimate to the satisfaction of the City's Landscape Architect.

Before the motion was put: -

It was Moved by Councillor Hunt
Seconded by Councillor Bose
That this application be deferred, pending

advice from the City Solicitor.

RES.R00-2588

Carried

NEWTON

4. **7900-0261-00**
13685, 13721, 13735, 13751 & 13779 - 64 Avenue
Bob Cheema/2681323 Enterprises Ltd.
OCP Amendment/Rezoning
OCP Amendment from Urban to Commercial and rezoning from RA and RF-R to C-8 to permit development of a large-scale commercial centre with approximately 14,572 sq.m. (156,862 sq.ft.) of floor area and 440 parking stalls.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and a rezoning application on properties located at 13685, 13721, 13735, 13751 and 13779 - 94 Avenue.

The applicant is proposing:

- an OCP amendment from Urban to Commercial; and

- a rezoning from RA and R-F(R) to C-8;

in order to permit the development of a large-scale commercial centre with approximately 14,572 square metres (156,862 sq. ft.) of floor area and 440 parking stalls.

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

Comment on Recommendation

The above recommendation is being made, given that a recommendation for either of denial, support or deferral of the application could be defended, depending upon the priority placed on each of the following: Council's industrial/commercial development thrust; the City's adopted land use plans and policies; and the unique attributes of this site.

Delegation

Maceij Dembek advised he was speaking on behalf of the developer, and that this is a vacant piece of land with run down houses. Mr. Dembek stated that there are tributary fingers of a creek adjacent to the property, which is on a major arterial and surrounded by a lot of green space. There is a creek at the back of the property and Fisheries setbacks will be maintained and proper buffering provided for the existing residential area. Mr. Dembek advised that they are proposing a good quality office space and that the Surrey Market building does not present the correct image.

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That the application be denied.
Carried

RES.R00-2589

5. **7900-0228-00**
7161, 7171 - 126 Street and 12570, 12576, 12590 - 72 Avenue
Jolly Dhaliwal, Country West Properties Ltd./
A. Kooner and S. Kooner, Kooner Construction Ltd., B. Kahlon and
A. Kahlon, A. Tung, and G. Ghuman
Rezoning/Development Permit
Rezoning from RA to CD to permit development of approximately 10,668 sq.m.
(35,000 sq.ft.) retail commercial centre.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on properties located at 7161, 7171 - 126 Street and 12570, 12576, 12590 - 72 Avenue.

The applicant is proposing:

- a rezoning from RA to CD;

in order to permit the development of an approximately 10,668 square metre (35,000 sq. ft.) retail commercial centre.

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

Delegation

Maceij Dembek speaking on behalf of the developer advised that they do not have any written opinions from Kwantlen College, but that these can be obtained. Jolly Dhaliwal advised that he will be meeting with Kwantlen College on Wednesday.

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 "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. 7900-0228-00 in accordance with the attached drawings (Appendix IV and V).
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.
4. Council pass a resolution to amend West Newton Local Area Plan to redesignate the land from Townhouses 8-15 units per acre to Commercial.

RES.R00-2590

Carried

It was Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That Kwantlen College be contacted to seek
 their views on the proposed rezoning.

RES.R00-2591 Carried

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14164" pass its first reading.

RES.R00-2592 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. 14164" pass its second reading.

RES.R00-2593 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. 14164" be held at the
 City Hall on November 20, 2000, at 7:00 p.m.

RES.R00-2594 Carried

6. 7900-0163-00

5446 - 152 Street

Hugh Carter, Carter Property Consultants Inc./William E. Norris

Rezoning/Development Permit

*Rezone from A-1 to CD to permit development of a private elementary school and
 future development of an industrial business park building.*

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning and a Development Permit application on property
 located at 5446 - 152 Street.

The applicant is proposing:

- a rezoning from A-1 to CD; and
- a Development Permit

in order to permit the development of a private elementary school and future
 development of a business park building.

It was

Moved by Councillor Watts
Seconded by Councillor Villeneuve
That:

1. a By-law be introduced to redesignate the property from "General Agricultural Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date for Public Hearing be set (Appendix IV).
2. Council authorize staff to draft Development Permit No. 7900-0163-00 in accordance with the attached drawings (Appendix II).
3. Council pass a resolution to amend the East Panorama Ridge Local Area Plan from Agro-Industrial to Private School/Business Park when the project is considered for final adoption.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, satisfactory completion of a transportation study, drainage analysis to address the floodplain issues, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation and Highways;
 - (c) input from the Ministry of Environment, including satisfactory completion of approved creek protection measures and creek remediation plan, dedication of the creek area to the City, and registration of Restrictive Covenant for the top of bank area;
 - (d) address the recommendations of the Surrey Heritage Advisory Commission and explore the relocation of the existing dwelling, subject to a structural assessment; and
 - (e) ensure registration of a Restrictive Covenant acknowledging the potential for agricultural impact from adjacent agricultural uses on the proposed school, and saving the City harmless from related liability.

RES.R00-2595

Carried with Councillors Tymoschuk and
Hunt Against

RES.R00-2596 It was Moved by Councillor Watts
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14165" pass its first reading.
Carried with Councillors Tymoschuk and
Hunt Against

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

RES.R00-2597 It was Moved by Councillor Watts
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14165" pass its second reading.
Carried with Councillors Tymoschuk and
Hunt Against

RES.R00-2598 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. 14165" be held at the
City Hall on November 20, 2000 , at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

7. **7900-0230-00**
12930 - 96 Avenue
Gustavson Wylie Architects Inc./McDonald's Restaurant of Canada
Development Permit/Development Variance Permit
Development Permit to allow the construction of an addition to the existing restaurant, and upgrade the existing landscaping. Development Variance Permit to allow an additional fascia sign on the west elevation.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 12930 - 96 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following Sign By-law regulation:
 - to allow an additional fascia sign on the west elevation.

in order to permit the construction of an addition to the existing restaurant and upgrade the existing landscaping.

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. 7900-0230-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7900-0230-00, varying the following, to proceed to Public Notification:
 - (a) to relax a regulation of the Sign By-law which permits one fascia sign per road frontage, to allow an additional fascia sign on the west elevation.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscape estimate to the satisfaction of the City's Landscape Architect;
 - (b) approval of the Development Variance Permit; and
 - (c) removal of the existing non-conforming roof-mounted sign on the east elevation of the building.

RES.R00-2599

Carried

**8. 7900-0286-00
11125 - 124 Street
Michael Hill, Howard Bingham Hill Architects/
Revelstoke Home Centres Ltd.**

Rezoning

To amend CD By-law No. 12144 to include call centres as a permitted use to allow a call centre to locate in the existing building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 11125 - 124 Street.

The applicant is proposing:

- a rezoning to amend CD By-law No. 12144 to include call centres as a permitted use

in order to permit a call centre to locate in the existing building on site.

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 amend "Comprehensive Development Zone (CD)" (By-law No. 12144) to include call centres as a permitted use and a date be set for Public Hearing.

RES.R00-2600 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 1993, No. 12144, Amendment By-law 2000,
No. 14166" pass its first reading.

RES.R00-2601 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 1993, No. 12144, Amendment By-law 2000,
No. 14166" pass its second reading.

RES.R00-2602 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 1993, No. 12144, Amendment
By-law 2000, No. 14166" be held at the City Hall on November 20, 2000, at 7:00
p.m.

RES.R00-2603 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

9. **7900-0222-00**
7896 - 155 Street
Amar Sandhu/Walter and Agnes Sask
Rezoning
Rezone from RA to RF to permit subdivision into approximately 5 single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7896 - 155 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the subdivision into approximately 5 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 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; and
 - (c) submission of an acceptable tree survey and statement regarding tree preservation.

RES.R00-2604

Carried

It was

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

No. 12000, Amendment By-law, 2000, No. 14167" pass its first reading.

RES.R00-2605

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. 14167" pass its second reading.
RES.R00-2606 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. 14167" be held at the
City Hall on November 20, 2000, at 7:00 p.m.
RES.R00-2607 Carried

- 10. 7996-0097-00**
14557 - 82A Avenue; 8341, 8361 and 8379 - 146 Street and 14466 and 14486-84 Avenue
Mr. Clarence Arychuk, Hunter Laird Engineering Ltd./
Mukhtiar Singh Johal and Kamaljit Kaur Johal, 420302 B.C. Ltd., Bhajan Singh Say and Kashmir Kaur Sall, Kuldip Singh Johal and Baljinder Johal, Bill-Brad Developments Ltd.
OCP Amendment/Rezoning
Amend OCP from Suburban to Urban and rezoning from RA to RF in order to allow subdivision into approximately 55 single family lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and a rezoning application on properties located at 14557 - 82A Avenue; 8341, 8361 and 8379 - 146 Street and 14466 and 14486-84 Avenue.

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

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

1. a By-law be introduced to redesignate the site from Suburban to Urban and a date for Public Hearing be set.
2. a By-law be introduced to rezone the site 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.
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) confirmation of the top-of-bank survey from the Ministry of Environment;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) satisfactory resolution of providing a significant community benefit, to be consistent with all newly approved rezonings in this neighbourhood.
4. Council pass a resolution to amend the Fleetwood Local Area Plan to redesignate the subject site from Suburban Residential to Urban Residential when the project is considered for final adoption.

RES.R00-2608

Carried with Councillors Villeneuve, Bose and Eddington Against

It was

Moved by Councillor Hunt
Seconded by Councillors Tymoschuk
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 37 Amendment By-law 2000, No. 14168" pass its first reading.

RES.R00-2609

Carried with Councillors Villeneuve, Bose and Eddington Against

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

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 37 Amendment By-law 2000, No. 14168" pass its second reading.

RES.R00-2610

Carried with Councillors Villeneuve, Bose and Eddington Against

RES.R00-2611 It was then Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 37 Amendment By-law 2000,
 No. 14168" be held at the City Hall on November 20, 2000, at 7:00 p.m.
Carried with Councillors Bose, Eddington
 and Villeneuve Against

RES.R00-2612 It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14169" pass its first reading.
Carried with Councillors Bose, Eddington
 and Villeneuve Against

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

RES.R00-2613 It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14169" pass its second reading.
Carried with Councillors Bose, Eddington
 and Villeneuve Against

RES.R00-2614 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. 14169" be held at the
 City Hall on November 20, 2000, at 7:00 p.m.
Carried with Councillors Bose, Eddington
 and Villeneuve Against

11. 7900-0188-00
8271 - 146 Street
Richard Brooks/Bharpur Singh Kurry

OCP Amendment/Rezoning

*OCP Amendment from Suburban to Urban and rezoning from RA to RF in order
 to allow subdivision into approximately 5 single family lots.*

The General Manager of Planning & Development submitted a report concerning
 an application to amend the Official Community Plan and a rezoning application
 on property located at 8271 - 146 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and

- a rezoning from RA to RF

in order to permit the subdivision into approximately 5 single family lots.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That:

1. a By-law be introduced to redesignate the property from Suburban to Urban 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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) satisfactory resolution of providing a significant community benefit, to be consistent with all newly approved rezonings in this neighbourhood.
4. Council pass a resolution to amend the Fleetwood Local Area Plan to redesignate the subject site from Suburban Residential to Urban Residential when the project is considered for final adoption.

RES.R00-2615

Carried with Councillors 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. 38 Amendment By-law 2000, No. 14170" pass its
 first reading.
 RES.R00-2616 Carried with Councillors Eddington,
 Villeneuve, and Bose Against

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Official Community Plan
 By law, 1996, No. 12900, No. 38 Amendment By-law 2000, No. 14170" pass its
 second reading.
 RES.R00-2617 Carried with Councillors Villeneuve, Bose
 and Eddington 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. 38 Amendment By-law 2000,
 No. 14170" be held at the City Hall on November 20, 2000, at 7:00 p.m.
 RES.R00-2618 Carried with Councillors Villeneuve, Bose
 and Eddington Against

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14171" pass its first reading.
 RES.R00-2619 Carried with Councillors Bose, Villeneuve,
 and 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. 14171" pass its second reading.
 RES.R00-2620 Carried with Councillors Villeneuve, Bose
 and 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. 14171" be held at the City Hall on November 20, 2000, at 7:00 p.m.

RES.R00-2621

Carried with Councillor Eddington Against

12. 7900-0173-00

16985 & 17039 Greenway Drive

Progressive Lands Ltd./Lewis and Betty McKay and 464753 B.C. Ltd.

Rezoning

Rezone from A-1 to RH-G to permit subdivision into approximately 20 half-acre residential gross density lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 16985 and 17039 Greenway Drive.

The applicant is proposing:

- a rezoning from A-1 to RH-G;

in order to permit the subdivision into approximately 20 half-acre residential gross density lots.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That:

1. a By-law be introduced to rezone the properties from "General Agricultural Zone (A-1)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (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 subdivision layout to the satisfaction of the Approving Officer.

RES.R00-2622 Carried with Councillor Bose Against

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2000, No. 14172" pass its first reading.

RES.R00-2623 Carried with Councillor Bose 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. 14172" pass its second reading.

RES.R00-2624 Carried with Councillor Bose Against

It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2000, No. 14172" be held at the
City Hall on November 20, 2000, at 7:00 p.m.

RES.R00-2625 Carried

**13. 7900-0220-00
16446 - 108 Avenue
H.Y. Engineering Ltd./R.A.B. Ventures #3 Ltd.
Rezoning**

From RA to RF to permit subdivision into approximately 42 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16446 - 108 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit subdivision into approximately 42 single family lots.

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

It was Moved by Councillor Hunt
Seconded by Councillor Bose
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) final adoption of the associated road exchange by-law.

RES.R00-2626 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14173" pass its first reading.

RES.R00-2627 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. 14173" pass its second reading.

RES.R00-2628 Carried

It was then Moved by Councillor Watts
Seconded by Councillor Bose
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14173" be held at the
City Hall on November 20, 2000, at 7:00 p.m.

RES.R00-2629 Carried

- 14. 7900-0251-00**
9833 - 182 Street
Cal Rosen/259844 B.C. Ltd.
 Development Variance Permit
To relax the southern side yard setback requirement of the R-H(G) Zone for a principal building on Lot 7, from 3.0 m to 1.8 m in order to increase the potential building envelope.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 9833 - 182 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulation:
 - Section I. Yards and Setbacks of Part XVI R-H(G) Half-Acre Residential-Gross Density Zone (By-law No. 5942)

in order to allow a reduced south side yard setback for the principal building on Lot 7 from 3.0 metres (10 ft.) to a minimum of 1.8 metres (6 ft.).

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

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

1. Council approve Development Variance Permit No. 7900-0251-00, varying the following, to proceed to Public Notification (Appendix II):
 - (a) to reduce the south side yard setback of the R-H(G) Zone for Lot 7, from 3.0 metres (10 ft.) to a minimum of 1.8 metres (6 ft.).
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) registration of a Section 219 Restrictive Covenant for "no build" on the proposed increased north side yard setback for Lot 6.

RES.R00-2630

Carried

SOUTH SURREY

- 15. 7900-0175-00**
2616 - 180 Street
Adam Christiaanse/Adam-Chris Development Ltd.
 Rezoning/Development Permit/Development Variance Permit

Rezone from A-2 to CD with a Development Permit and a Development Variance Permit to permit the development of 4 suburban residential lots.

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 property located at 2616 - 180 Street.

The applicant is proposing:

- a rezoning from A-2 to CD;
- a Development Permit;
- a Development Variance Permit to relax the following by-law regulations:
 - Surrey Subdivision and Development By-law 1986, No. 8830 as amended is varied to waive:
 - construction of a 6.0-metre half-road standard on 180 Street;
 - interim on-site storm water detention;
 - dedication and construction of future 180 Street north of the cul-de-sac;
 - 180 Street maximum road length; and
 - water supply for domestic and fire protection.

in order to permit the development of 4 Suburban 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 "Intensive Agriculture Zone (A-2)" (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. 7900-0175-00 in accordance with the attached subdivision plan and cross section showing a 3-metre landscaping strip and a 15-metre building setback from the property lines abutting the unused railway bed (Appendix II).
3. Council approve Development Variance Permit No. 7900-0175-00, varying the Surrey Subdivision and Development By-law as follows to proceed to Public Notification:
 - (a) to waive the requirement for the construction of a 6.0-metre half-road standard on 180 Street;
 - (b) to allow interim on-site storm water detention;
 - (c) to waive the requirement for the dedication and construction of future 180 Street north of the cul-de-sac;

- (d) to vary the 180 Street maximum road length;
- (e) to waive the requirement pertaining to water supply for domestic and fire protection.

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 subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation and Highways;
- (d) adherence to the Ministry of Environment Guidelines;
- (e) approval from Boundary Health for the proposed septic system;
- (f) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (g) a Restrictive Covenant is placed on the title of each lot restricting further subdivision or rezoning of the lot until it meets the RA or proposed zoning requirements, and the City is saved harmless against claims resulting from fire protection meeting the A-1 and A-2 zoning requirements.

RES.R00-2631

Carried with Councillors Villeneuve and Bose Against

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14174" pass its first reading.

RES.R00-2632

Carried with Councillors Villeneuve and Bose Against

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. 14174" pass its second reading.

RES.R00-2633

Carried with Councillors Villeneuve and Bose Against

It was then Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14174" be held at the
 City Hall on November 20, 2000, at 7:00 p.m.

RES.R00-2634

Carried with Councillors Villeneuve and
 Bose Against

16. 7900-0223-00

Portion of 2588 - 152 Street

Mr. Ken Falk/Semiahmoo Lane Development Ltd.

Development Permit

*Amend existing Development Permit No. 7997-0113-00 in order to allow
 reduction of the number of townhouse units in Phase 2 from 35 to 32 and
 introduce minor changes to design and site layout.*

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Permit on property located on a portion of
 2588 - 152 Street.

The applicant is proposing:

- an amendment of Development Permit No. 7997-0113-00

in order to allow reduction of the number of townhouse units in Phase 2 from 35
 to 32 and introduce minor changes to design and site layout.

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 approve the attached Development Permit No. 7900-0223-00
 (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.R00-2635

Carried

17. 7900-0235-00**2355 King George Highway****CitiWest Consulting Ltd. (Roger Jawanda)/****M. Jorjezian Investments Corporation**

Rezoning

Partial rezoning from CHI to RF to allow subdivision into two single family lots and a remainder CHI lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 2355 King George Highway.

The applicant is proposing:

- a rezoning of the westerly 50 metres (176 ft.) of the site (identified as Block "A" in Appendix VI) from CHI to RF

in order to permit subdivision into two single family residential lots and a remainder CHI zoned lot.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That:

1. a By-law be introduced to rezone the westerly 50 metres (176 ft.) of the property (identified as Block "A" in Appendix VI) from "Highway Commercial Industrial Zone (CHI)" (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; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

RES.R00-2636

Carried

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14175" pass its first reading.
 RES.R00-2637 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. 14175" pass its second reading.
 RES.R00-2638 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. 14175" be held at the
 City Hall on November 20, 2000, at 7:00 p.m.
 RES.R00-2639 Carried

SURREY CITY CENTRE/WHALLEY

18. 7997-0156-01

11072 - 130A Street

H.Y. Engineering/Jarnail Singh Cheema; Harjinder Singh Cheema

Development Variance Permit

To relax setback requirements of the existing dwelling and garage and relax the minimum lot depth requirement of the RF Zone.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 11072 - 130A Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations of the RF Zone for proposed Lot 2;
 - minimum lot depth requirement from 28.0 metres (90 ft.) to 20.1 metres (65.9 ft.);
 - minimum principal building front yard setback from 7.5 metres (25 ft.) to 4.75 metres (15.6 ft.);
 - minimum principal building rear yard setback from 7.5 metres (25 ft.) to 1.83 metres (6.0 ft.)
 - minimum accessory building front yard setback from 18.0 metres (59 ft.) to 10.77 metres (35.3 ft.);

- minimum accessory building rear yard setback from 1.8 metres (6 ft.) to 0.71 metre (2.3 ft.).

in order to permit subdivision into two single family lots and enable the retention of an existing dwelling and accessory garage on proposed Lot 2.

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

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

1. Council approve Development Variance Permit No. 7997-0156-01, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth requirement of the RF Zone from 28.0 metres (90 ft.) to 20.1 metres (65.9 ft.) for proposed Lot 2;
 - (b) to reduce the minimum principal building front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.75 metres (15.6 ft.) for proposed Lot 2;
 - (c) to reduce the minimum principal building rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.83 metres (6.0 ft.) for proposed Lot 2;
 - (d) to reduce the minimum accessory building front yard setback of the RF Zone from 18.0 metres (59 ft.) to 10.77 metres (35.3 ft.) for proposed Lot 2; and
 - (e) to reduce the minimum accessory building rear yard setback of the RF Zone from 1.8 metres (6 ft.) to 0.71 metres (2.3 ft.) for proposed Lot 2.

RES.R00-2640

Carried with Councillor Eddington Against

C. ITEMS TABLED BY COUNCIL

D. DELEGATIONS

E. CORRESPONDENCE

F. NOTICE OF MOTION

G. BY-LAWS

H. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7900-0122-00**
Cambridge Shopping Centre Limited
 1730 Guildford Town Centre

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

"That Development Permit No. 7900-0122-00 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. 7900-0122-00 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.R00-2641

Carried

- (b) **Development Permit No. 7900-0197-00**
Four Sons Enterprises Ltd.
 14968 - 24 Avenue

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

"That Development Permit No. 7900-0197-00 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. 7900-0197-00 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.R00-2642

Carried

I. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R00-2643


Carried

The Regular Council - Land Use meeting adjourned at 4:19 p.m.

Certified correct:



Acting City Clerk



Acting
Mayor