



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, DECEMBER 4, 2000
Time: 3:00 p.m.

Present:

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

Absent:

Councillor Villeneuve

Members of Council entered the meeting as indicated:

Councillor Hunt

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

CLOVERDALE

- 1. 7900-0240-00**
5333 - 176 Street
Tyler Ginther/Super Soil
Development Permit
To allow the construction of a greenhouse/nursery operation and a soil processing operation.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 5333 - 176 Street.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a greenhouse/nursery operation and a soil processing operation.

Councillor Hunt entered the meeting at 3:01 p.m.

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 Steele
That:

1. Council rescind resolution R99-2113 which approved Development Permit No. 7998-0061-00 for the subject site.
2. Council authorize staff to draft Development Permit No. 7900-0240-00 generally in accordance with the attached drawings (Appendix II).
3. 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) approval from the Ministry of Transportation and Highways;
 - (c) removal of the existing mobile home from the site; and
 - (d) relocation within the site of the existing concrete block storage bins, currently in the Pacific Highway right-of-way.

RES.R00-2888

Carried

FLEETWOOD/GUILDFORD

2. **5694-0252-00/6994-0252-00**
18915, 18910, 18918, 18928, 18936 and 18946 - 94A Ave; 18965/75 - 94 Ave.;
9469 - 190 St.; 9470 Harvie Rd.; and portions of 94A Avenue and
Harvie Road
Eric Trygg/City of Surrey, New Cory Investments, Joseph, Bruno and
Carlo Papais
 Rezoning/Development Variance Permit
Divide Rezoning By-law No. 14106 into two parts to allow portions to proceed independently. Development Variance Permit to relax the rear yard setback of an existing house to a proposed property line.

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

The applicant is proposing:

- to divide By-law No. 14106 into two parts; and
- a Development Variance Permit to relax the following by-law regulations
 - the rear yard setback in the RA Zone from 7.5 metres (25 ft.) to 2.68 metres (8.8 ft.)

in order to allow the retention of a single family dwelling and permit a subdivision into two RA lots and five IL industrial 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. Council rescind Resolution R00-2154 which gave Third Reading to Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2000, No. 14106.
2. Council divide Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2000, No. 14106 into two by-laws, By-law No. 14106A and By-law No. 14106B, as outlined in this report.
3. Council consider Third Reading of By-law No. 14106A and By-law No. 14106B.
4. Council approve Development Variance Permit No. 6994-0252-00, varying the following, to proceed to Public Notification:
 - (a) reduce the required rear yard setback of the RA Zone from 7.5 metres (25 ft.) to 2.68 metres (8.8 ft.).
5. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) completion of the purchase of 18915 - 94A Avenue and portions of Harvie Road and 94A Avenue from the City.

RES.R00-2889

Carried

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That Resolution No. R00-2154 of the
 September 18, 2000 Regular Council minutes passing third reading of Surrey
 Zoning By-law, 1993, No. 12000, Amendment By-law 2000, No. 14106 be
 rescinded.

RES.R00-2890 Carried

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14106 be amended by splitting the
 By-law into two By-laws: By-law No. 14106A, which refers to that portion of the
 subject lands shown as Block A on the Survey Plan attached to the Planning
 Report and: By-law No. 14106B, which refers to that portion of the subject lands
 shown as Block B on the Survey Plan attached to the Planning Report.

RES.R00-2891 Carried

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

RES.R00-2892 Carried

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

RES.R00-2893 Carried

**3. 7997-0151-00
 16795 - 96 Avenue
 Hubert Culham Architect & Planner (Hubert Culham)/
 Taha Enterprises Inc.**

Development Permit/Development Variance Permit
*Development Permit to allow the construction of a gas station with accessory
 convenience store and service bays. Development Variance Permit to relax the
 side yard setback and waive the requirement of sanitary sewer.*

The General Manager of Planning & Development submitted a report concerning
 applications for a Development Permit and a Development Variance Permit on
 property located at 16795 - 96 Avenue.

The applicant is proposing:

- a Development Permit; and

- a Development Variance Permit to relax the following by-law regulations:
 - the minimum north side yard setback of the CG-2 Zone from 4.5 metres (15 ft.) to 0.0 metre; and
 - waive the requirement of the Subdivision and Development By-law No. 8830 relative to servicing the site with sanitary sewer to allow for septic holding tanks on site

in order to permit the construction of a gas station with accessory convenience store and service bays.

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. 7997-0151-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7997-0151-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the CG-2 Zone from 4.5 metres (15 ft.) to 0.0 metre; and
 - (b) to waive the requirement of the Subdivision and Development By-law No. 8830 relative to servicing the site with sanitary sewer to allow for septic holding tanks on site.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan for the corner truncation at 96 Avenue and 168 Street to the satisfaction of the Approving Officer;
 - (c) compliance with the site profile requirements to the satisfaction of the Ministry of Environment, Lands and Parks (Waste Management Branch);
 - (d) unconditional approval from the South Fraser Health Region regarding the use of holding tanks on site;

- (e) registration of a Section 219 Restrictive Covenant restricting access on 96 Avenue to right-in/right-out in future;
- (f) registration of a Section 219 Restrictive Covenant requiring the owner to construct, inspect and maintain all of the on-site holding tanks, solely at the property owner's cost and to save harmless the City of all actions as a result of the construction, use, maintenance and future removal of the holding tanks, to the satisfaction of the General Manager, Engineering;
- (g) registration of a Section 219 Restrictive Covenant stating that when the property owner replaces the existing underground storage tanks, they are to be relocated to a position outside of the future road right-of-way requirements to the satisfaction of the General Manager, Engineering;
- (h) submission of landscaping plans and a landscaping cost estimate to the satisfaction of the City Landscape Architect; and
- (i) issuance of Development Variance Permit No. 7997-0151-00.

RES.R00-2894

Carried

**4. 7900-0143-00
19087/19155 - 96 Avenue
Ace Property Investments/Ross Carter Holdings; Ace Property
Investments Inc.**

Development Variance Permit

To relax the setbacks of the existing industrial buildings to facilitate a lot line adjustment.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 19087/19155 - 96 Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations in the IL Zone:
 - to relax the minimum front yard setback for proposed Lot 1 from 7.5 metres (25 ft.) to 7.45 metres (24.4 ft.); and
 - to relax the minimum east side yard setback for proposed Lot 2 from 0 metres to 1.18 metres (3.8 ft.)

in order to facilitate a lot line adjustment.

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. 7900-0143-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 7.45 metres (24.4 ft.) for proposed Lot 1; and
 - (b) to reduce the minimum east side yard setback of the IL Zone from 0 metre (6 ft.) to 1.18 metres (3.8 ft.) for proposed Lot 2.

RES.R00-2895

Carried

5. **7900-0247-00**
10171 & 10231 - 154 Street
Bentall Development Services (Richard Coulter)/Douglasdale Estates Inc.
OCP Amendment/Land Use Contract Discharge/Rezoning/
Development Permit/Development Variance Permit
Amend OCP from Commercial to Town Centre. Partially discharge LUC 342 and rezone from underlying CHI to C-15. DVP to relax setback, building height and small car percentage. DP to allow construction of 3 office buildings.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, discharge Land Use Contract 342, an application for rezoning, and applications for a Development Permit and a Development Variance Permit.

The applicant is proposing:

- an OCP amendment from Commercial to Town Centre;
- a partial Land Use Contract discharge;
- a rezoning from the underlying CHI to C-15;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
 - reduce the minimum rear yard setback of the C-15 Zone from 7.5 metres (25 ft.) to 4.8 metres (15.75 ft.);

- vary the maximum building height of the C-15 Zone from 14.0 metres (46 ft.) to 14.5 metres (47.6 ft.); and
- vary the maximum percentage of small car spaces from 25% to 35%

in order to permit the development of a business centre comprising three office buildings in three phases.

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 in the OCP from Commercial to Town Centre and a date for Public Hearing be set.
2. a By-law be introduced to discharge Land Use Contract 342 over the properties at 10171 and 10231 - 154 Street and a date for Public Hearing be set.
3. a By-law be introduced to rezone the properties from the underlying "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7900-0247-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7900-0247-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the C-15 Zone for the property at 10231 - 154 Street from 7.5 metres (25 ft.) to 4.8 metres (15.75 ft.);
 - (b) to vary the maximum building height of the C-15 Zone from 14.0 metres (46 ft.) to 14.5 metres (47.6 ft.); and
 - (c) to vary the maximum percentage of small car spaces from 25% to 35%.
6. 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) resolution of the recommendations of the Traffic Impact Assessment to the satisfaction of the General Manager, Engineering;
- (d) registration of a Section 219 Restrictive Covenant for reciprocal access easement agreements and shared parking for the two properties under application;
- (e) resolution of the Advisory Design Panel recommendations to the satisfaction of the General Manager, Planning & Development; and
- (f) submission of revised landscaping plans and a landscaping cost estimate to the satisfaction of the City Landscape Architect.

RES.R00-2896

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 39, Amendment By-law 2000, No. 14191" pass its first reading.

RES.R00-2897

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. 39, Amendment By-law 2000, No. 14191" pass its second reading.

RES.R00-2898

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. 39, Amendment By-law 2000, No. 14191" be held at the City Hall on January 22, 2001, at 7:00 p.m.

RES.R00-2899

Carried

- It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Land Use Contract No. 342,
Authorization By-law, 1977, No. 5117, Partial Discharge By-law, 2000,
No. 14192" pass its first reading.
- RES.R00-2900 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Land Use Contract No. 342,
Authorization By-law, 1977, No. 5117, Partial Discharge By-law, 2000,
No. 14192" pass its second reading.
- RES.R00-2901 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Land
Use Contract No. 342, Authorization By-law, 1977, No. 5117, Partial Discharge
By-law, 2000, No. 14192" be held at the City Hall on January 22, 2001, at
7:00 p.m.
- RES.R00-2902 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14193" pass its first reading.
- RES.R00-2903 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. 14193" pass its second reading.
- RES.R00-2904 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. 14193" be held at the
City Hall on January 22, 2001, at 7:00 p.m.
- RES.R00-2905 Carried

NEWTON

6. **7900-0266-00**
13101 - 78A Avenue
Sock Kheng Doi/Diversified Management Inc.
 Rezoning
Partial rezoning from IH to IL to allow subdivision into two lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13101 - 78A Avenue.

The applicant is proposing:

- a rezoning of the easterly 43 metres (141 ft.) of the site (identified as Block "A" in Appendix IV) from IH to IL

in order to permit subdivision into two lots, and facilitate future construction of a multi-tenant warehouse on the IL 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 Tymoschuk
 That:

1. a By-law be introduced to rezone the easterly 43 metres (141 feet) of the property (identified as Block "A" in Appendix IV) from "High Impact Industrial Zone (IH)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.
3. Council pass a resolution to amend the Newton Local Area Plan to redesignate the portion of the land under rezoning (identified as Block "A" in Appendix IV) from High Impact Industrial to General Industrial when the project is considered for final adoption.

RES.R00-2906

Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14194" pass its first reading.
 RES.R00-2907 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14194" pass its second reading.
 RES.R00-2908 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14194" be held at the
 City Hall on January 22, 2001, at 7:00 p.m.
 RES.R00-2909 Carried

- 7. 7900-0271-00**
13554 - 84 Avenue
Anthony Grocott/CST Nominee Inc.
 Land Use Contract Discharge/Rezoning
*Partial discharge of Land Use Contract No. 346 and rezoning from IL to CD to
 allow the existing self-storage use plus limited truck rental.*

The General Manager of Planning & Development submitted a report concerning an application to amend Land Use Contract No. 346 and a rezoning application on property located at 13554 - 84 Avenue.

The applicant is proposing:

- partial discharge of LUC #346; and
- a rezoning from IL to CD

in order to permit the existing self-storage use plus truck rental limited to three trucks with a maximum of 8,165 Kilograms G.V.W. as an accessory 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 Watts
That:

1. a By-law be introduced to partially discharge Land Use Contract #346 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R00-2910 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Land Use Contract No. 346, Authorization By-law, 1978, No. 5586 Partial Discharge By-law, 2000, No. 14195" pass its first reading.

RES.R00-2911 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Land Use Contract No. 346, Authorization By-law, 1978, No. 5586 Partial Discharge By-law, 2000, No. 14195" pass its second reading.

RES.R00-2912 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Land Use Contract No. 346, Authorization By-law, 1978, No. 5586 Partial Discharge By-law, 2000, No. 14195" be held at the City Hall on January 22, 2001, at 7:00 p.m.

RES.R00-2913 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14196 pass its first reading.
 RES.R00-2914 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. 14196 pass its second reading.
 RES.R00-2915 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. 14196 be held at the
 City Hall on January 22, 2001, at 7:00 p.m.
 RES.R00-2916 Carried

SOUTH SURREY

8. **7900-0145-00**
3833 - 160 Street
Morgan Creek Holdings Inc.
 Development Permit
To provide a buffer between a proposed 27-lot subdivision and agricultural land.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 3833 - 160 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 27-lot residential 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 Hunt
 Seconded by Councillor Watts
 That:

1. Council approve the attached Development Permit No. 7900-0145-00 (Appendix V), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators,

executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R00-2917

Carried with Councillor Bose against.

Councillor Bose left the meeting at 3:20 p.m., due to a potential conflict of interest on Items 9 and 10.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE

9. 7998-0195-00

16562 - 63 Avenue

Greg Sewell, Coastland Engineering & Surveying Ltd./

Nirmal S. Kooner, Kamaljit K. Kooner, Kulwant Johal

Rezoning

From A-1 to RF in order to create approximately 10 single family lots and a park/school site on the south portion.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from on property located at 16562 - 63 Avenue.

The applicant is proposing:

- a rezoning from A-1 to RF

in order to permit the subdivision into approximately 10 single family lots and a park/school site on the south portion.

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 Agricultural Zone (A-1)" (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) completion of parkland acquisition by the Facilities & Realty Division.

RES.R00-2918

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14197" pass its first reading.

RES.R00-2919

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. 14197" pass its second reading.

RES.R00-2920

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. 14197" be held at the
 City Hall on January 22, 2001, at 7:00 p.m.

RES.R00-2921

Carried**10. 7900-0205-00****Portion of 16709 - 60 Avenue****Alison Davies/437236 B.C. Ltd., 430328 B.C. Ltd., and 430329 B.C. Ltd.**

Rezoning

*Rezone the north-west portion from RA to RF in order to consolidate with existing
 RF lot and subdivide into approximately 5 single family lots.*

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning on property located on a portion of
 16709 - 60 Avenue.

The applicant is proposing:

- a rezoning of the north-west portion from RA to RF

in order to permit the consolidation with the adjacent existing RF lot and 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 rezone a portion of 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; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R00-2922 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14198" pass its first reading.

RES.R00-2923 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. 14198" pass its second reading.

RES.R00-2924 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. 14198" be held at the
City Hall on January 22, 2001, at 7:00 p.m.

RES.R00-2925 Carried

Councillor Bose returned to the meeting at 3:24 p.m.

FLEETWOOD/GUILDFORD

11. **7900-0246-00**
9451 - 159A Street
Roman Fayn, RDM Enterprises Ltd./Jagjit Singh, Kulwinder Kaur Gill,
Babar Singh & Kuldeep Kaur Tumber
 Rezoning
From RA to RF to permit subdivision into two single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9451 - 159A Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the development of two 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 a statement regarding tree preservation.

RES.R00-2926

Carried with Councillor Bose against.

RES.R00-2927 It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14199" pass its first reading.
Carried with Councillor Bose against.

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

RES.R00-2928 It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14199" pass its second reading.
Carried with Councillor Bose against.

RES.R00-2929 It was then Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14199" be held at the
City Hall on January 22, 2001, at 7:00 p.m.
Carried with Councillor Bose against.

Councillor Watts left the meeting at 3:28 p.m., due to a potential conflict of interest with respect to Item 12.

12. **7900-0098-00**
15427 – 82 Avenue; 15433 – 82 Avenue; 15439 – 82 Avenue; 15418 – 82A Avenue; 15421 – 82A Avenue; 15426 – 82A Avenue; 15429 – 82A Avenue; 15432 – 82A Avenue; 8241 – 154 Street; 8295 – 154 Street
Ravi Chawla/Harjit and Sukhdev Garcha; Gurvinder and Gurbaksh Viridi; Chandar and Bidotamma Sen; Harbans and Daljit Gill; Avinash and Anita Seth; Harvinder and Harpreet Bains; Jatinder and Dalbir Toor; Ravi and Anju Chawla; Rajni Soni; Baldev and Partinder Jhutti
 Rezoning
From RF to RF-SS to legalize one existing secondary suite in each of 10 existing homes.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 15427 – 82 Avenue; 15433 - 82 Avenue; 15439 – 82 Avenue; 15418 – 82A Avenue; 15421 - 82A Avenue; 15426 – 82A Avenue; 15429 – 82A Avenue; 15432 - 82A Avenue; 8241 – 154 Street; 8295 – 154 Street.

The applicant is proposing:

- a rezoning from RF to RF-SS;

in order to legalize one existing secondary suite in each of ten existing homes.

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

Delegation

Ravi Chawla, was present to comment on the proposed rezoning and stated that of the 21 houses in the area, 14 have secondary suites. Mr. Chawla continued that houses in the area have parking for 4 cars so that additional parking can be accommodated; there is no problem with traffic from the suites that are already in place; and that most of the houses pay basement charges.

It was

Moved by Councillor Hunt

Seconded by Councillor Eddington

That Application 7900-0098-00 for rezoning

from RF to RF-SS be denied.

RES.R00-2930

Carried

Councillor Watts returned to the meeting at 3:32 p.m.

NEWTON

13. 5693-0359-00, 6993-0359-00

12407/12423 - 72 Ave, 7220 - 124 Street

Studio Senbel Architecture & Design/B.C. Muslim Association

Rezoning/Development Variance Permit

Rezoning from PA-1 and RA to PA-2 to permit a religious assembly hall. DVP to vary front, flanking side and side yard setbacks, and required parking.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an application for a Development Variance Permit on properties located at 12407/12423 - 72 Ave, 7220 - 124 Street.

The applicant is proposing:

- a rezoning from PA-1 and RA to PA-2; and
- a Development Variance Permit to vary the following by-law regulations:
 - reduction of the required front yard setback from 9.0 metres (30 ft.) to 5.0 metres (16.4 ft.);
 - reduction of the required flanking side yard setback from 9.0 metres (30 ft.) to 6.5 metres (21.3 ft.);
 - reduction of the required side yard setback from 9.0 metres (30 ft.) to 8.4 metres (27.6 ft.); and
 - reduce required parking from 89 to 46 stalls.

in order to permit the development of a regional scale religious assembly hall with a private school.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That:

1. a By-law be introduced to rezone the property from "One Acre Residential Zone (RA)" and "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) to "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 6993-0359-00, varying the following, to proceed to Public Notification (Appendix II):
 - (a) to reduce the required front yard setback of the PA-2 Zone from 9.0 metres (30 ft.) to 5.0 metres (16.4 ft.);
 - (b) to reduce the required street flanking side yard (west) setback of the PA-2 Zone from 9.0 metres (30 ft.) to 6.5 metres (21.3 ft.);
 - (c) to reduce the required side yard (east) setback from 9.0 metres (30 ft.) to 8.4 metres (27.6 ft.); and
 - (d) to reduce the number of required on-site parking spaces from 89 to 46.
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) establishment of a reciprocal parking agreement between the applicant and the church located at 7147 - 124 Street to provide for an additional 43 parking stalls during peak hours of use.

RES.R00-2931

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14200" pass its first reading.

RES.R00-2932

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14200" pass its second reading.

RES.R00-2933

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14200" be held at the
 City Hall on January 22, 2001, at 7:00 p.m.

RES.R00-2934

Carried**SOUTH SURREY****14. 7900-0164-00****13931 and 13951 Crescent Road****Lisa Donohoe, Realty Section/City of Surrey**

Land Use Contract Discharge/Rezoning/Heritage Revitalization Agreement

To partially discharge Land Use Contract No. 175 and to rezone from A-1 and RA to RA in order to allow subdivision into two single family lots and a remainder lot as a park.

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 175, a rezoning application and a Heritage Revitalization Agreement on properties located at 13931 and 13951 Crescent Road.

The applicant is proposing:

- a Land Use Contract discharge for the property at 13951 Crescent Road;
- a rezoning from RA and A-1 to RA; and

- a Heritage Revitalization Agreement By-law for proposed Lot 2 to vary the following by-law regulations:
 - lot width;
 - floor area ratio;
 - maximum allowable total floor area and maximum allowable floor area for an accessory building limited to a detached garage;
 - front, rear and east side yard setbacks for a single family dwelling and accessory buildings; and
 - rear yard setback for buildings or structures associated with a hobby kennel.

in order to permit the subdivision of two residential lots with retention of a heritage house on one of these lots, and one remainder lot as a park.

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

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

1. a By-law be introduced to partially discharge Land Use Contract No. 175 for 13951 Crescent Road and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" and "General Agriculture Zone (A-1)" (By-law No. 12000) to "One-Acre Residential Zone (RA)" (By-law No. 12000) and a date be set for Public Hearing.
3. a By-law be introduced to allow for a Heritage Revitalization Agreement for the Daniel Johnson House on proposed Lot 2 (Appendix VI) varying the following provisions of the "One-Acre Residential Zone (RA)" and a date for Public Hearing be set:
 - (a) to relax the required lot width from 50 metres (164 ft.) to 30 metres (98 ft.);
 - (b) to restrict the floor area ratio to a maximum of 0.056;
 - (c) to restrict the allowable floor area for the single family dwelling to a maximum of 325 square metres (3,500 sq.ft.);
 - (d) to restrict the allowable floor area for an accessory building defined as a detached garage to a maximum of 50 square metres (540 sq.ft.);
 - (e) to vary the front yard setback for the single family dwelling from 7.5 metres (25 ft.) to 36 metres (120 ft.);

- (f) to vary the rear yard setback for the single family dwelling from 7.5 metres (25 ft.) to 29 metres (95 ft.);
 - (g) to vary the east side yard setback for the single family dwelling from 4.5 metres (15 ft.) to 7.5 metres (25 ft.);
 - (h) to vary the front yard setback for all accessory buildings from 18 metres (60 ft.) to 36 metres (120 ft.);
 - (i) to vary the rear yard setback for an accessory building exceeding 10 square metres (105 sq.ft.) from 1.8 metres (6 ft.) to 29 metres (95 ft.);
 - (j) to vary the rear yard setback for accessory buildings equal to or less than 10 square metres (105 sq.ft.) from 0 metres to 29 metres (95 ft.);
 - (k) to vary the east side yard setback for an accessory building exceeding 10 square metres (105 sq.ft.) from 1 metre (3 ft.) to 7.5 metres (25 ft.);
 - (l) to vary the east side yard setback for accessory buildings equal to or less than 10 square metres (105 sq.ft.) from 0 metres to 7.5 metres (25 ft.); and
 - (m) to vary the rear yard setback for a building or structure associated with a hobby kennel from 7.5 metres (25 ft.) to 29 metres (95 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (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.R00-2935

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Land Use Contract No. 175,
Authorization By-law, 1977, No. 4296 Partial Discharge By-law, 2000,
No. 14201" pass its first reading.

RES.R00-2936 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Land Use Contract No. 175,
Authorization By-law, 1977, No. 4296 Partial Discharge By-law, 2000,
No. 14201" pass its second reading.

RES.R00-2937 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the Public Hearing on "Surrey Land
Use Contract No. 175, Authorization By-law, 1977, No. 4296 Partial Discharge
By-law, 2000, No. 14201" be held at the City Hall on January 22, 2001, at
7:00 p.m.

RES.R00-2938 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14202" pass its first reading.

RES.R00-2939 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14202" pass its second reading.

RES.R00-2940 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14202" be held at the
City Hall on January 22, 2001, at 7:00 p.m.

RES.R00-2941 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Heritage Revitalization
 Agreement By-law, 2000, No. 14203." pass its first reading.
 RES.R00-2942 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Heritage Revitalization
 Agreement By-law, 2000, No. 14203." pass its second reading.
 RES.R00-2943 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Heritage
 Revitalization Agreement By-law, 2000, No. 14203." be held at the City Hall on
 January 22, 2001, at 7:00 p.m.
 RES.R00-2944 Carried

15. **7900-0212-00**
1575 - 126A Street
Clarence Arychuk, Hunter Laird Engineering Ltd./Paul and Tim Johnson
 Development Variance Permit
*To vary minimum lot size for proposed Lots 1 and 2 and rear yard setback for
 existing single family dwelling on proposed Lot 3 of a 3-lot RF subdivision.*

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Variance Permit on property located at
 1575 - 126A Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - minimum lot size for proposed Lots 1 and 2; and
 - rear yard setback for the existing dwelling on proposed Lot 3.

in order to permit a three lot RF zoned single family subdivision and to retain a
 single family dwelling on Lot 3 of the proposed 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 Watts
Seconded by Councillor Hunt
That:

1. Council approve Development Variance Permit No. 7900-0212-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required lot size of the RF Zone from 560 square metres (6,000 ft.) to 459 square metres (4,940.7 sq. ft.); and
 - (b) to reduce the required rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.65 metres (8.69 ft.).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) registration of a Restrictive Covenant on proposed Lot 3 to prohibit future subdivision; and
 - (d) issuance of Development Variance Permit No. 7900-0212-00.

RES.R00-2945

Carried

16. **7900-0300-00, 7900-0302-00, 7900-0303-00**
15688 - 39A Avenue, 15677 - 38A Avenue, 15678 - 38A Avenue
Ken Anderson/Morgan Creek Holdings Inc.
Development Variance Permits
To relax the side yard setback on a flanking street from 7.5 m (25 ft.) to 5 m (16.5 ft.).

The General Manager of Planning & Development submitted a report concerning applications for a Development Variance Permits on properties located at 15688 - 39A Avenue, 15677 - 38A Avenue, 15678 - 38A Avenue.

The applicant is proposing:

- three Development Variance Permits to vary the following by-law regulations:

- the side yard setback on a flanking street from a minimum of 7.5 m (25 ft.) to 5 m (16.4 ft.)

in order to facilitate construction of three single family houses.

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. Council approve Development Variance Permit No. 7900-0300-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the required side yard setback on the flanking street of CD By-law No. 13967 from 7.5 metres (25 ft.) to 5 metres (16.4 ft.).
2. Council approve Development Variance Permit No. 7900-0302-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the required side yard setback on the flanking street of CD By-law No. 13967 from 7.5 metres (25 ft.) to 5 metres (16.4 ft.).
3. Council approve Development Variance Permit No. 7900-0303-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required side yard setback on the flanking street of CD By-law No. 13967 from 7.5 metres (25 ft.) to 5 metres (16.4 ft.).

RES.R00-2946

Carried with Councillor Bose against.

Councillor Watts left the meeting at 3:40 p.m., due to a potential conflict of interest with Item 17.

SURREY CITY CENTRE/WHALLEY**17. 7999-0004-00****9192 - 124 Street****Dhaliwal Oliver Wong Professional Land Surveying Inc./Baljit Singh Samra
Rezoning***Rezone the western portion of the site from RF to CD to allow an increased floor area ratio and the inclusion of one secondary suite in an owner-occupied single family dwelling and the creation of one additional lot.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9192 - 124 Street.

The applicant is proposing:

- a rezoning of the western portion of the site from RF to CD

in order to allow an increased floor area ratio and one secondary suite in the owner-occupied single family dwelling and the creation of one additional single family lot.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the western portion of 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 subdivision layout to the satisfaction of the Approving Officer.

RES.R00-2947

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14204" pass its first reading.
 RES.R00-2948 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. 14204" pass its second reading.
 RES.R00-2949 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. 14204" be held at the
 City Hall on January 22, 2001, at 7:00 p.m.
 RES.R00-2950 Carried

Councillor Watts returned to the meeting at 3:44 p.m.

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

18. **7900-0239-00**
19545 Highway No. 10
T.J. Mager Architect/Gold Key Pontiac Buick (1984) Ltd.
 Development Permit/Development Variance Permit
Development Permit to renovate and construct an addition to the existing auto dealership. Development Variance Permit to increase the number of fascia signs from 2 to 3 and to increase the height of the building

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 19545 Highway No. 10.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to increase the number of fascia signs and to relax the maximum height of the building

in order to permit a renovation and addition to the existing auto dealership.

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

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

1. Council authorize staff to draft Development Permit No. 7900-0239-00 in accordance with the attached drawings (Appendix II).
2. Council authorize staff to proceed with Public Notification for Development Variance Permit No. 7900-0239-00 to relax the following:
 - (a) to vary the Sign By-law to increase the maximum number of fascia signs from two to three; and
 - (b) to relax the maximum height of the principal building in the CHI Zone from 9.0 metres (29.5 ft.) to 9.44 metres (31 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, easements 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; and
 - (c) submission of a landscaping cost estimate to the satisfaction of the City's Landscape Architect.

RES.R00-2951

Carried

- 19. 7900-0283-00**
19500 Langley By-pass
Terra Pacific Architectural Corp./505998 B.C. Ltd.
Development Permit/Development Variance Permit
Development Permit to allow the construction of a 97-room hotel and restaurant.
Development Variance Permit to relax various Sign By-law & Zoning By-law regulations.

The General Manager of Planning & Development submitted a report concerning a applications for a Development Permit and a Development Variance Permit on property located at 19500 Langley By-pass.

The applicant is proposing:

- a Development Permit, and
- a Development Variance Permit to relax the following by-law regulations:
 - vary the Zoning By-law as follows:
 - reduce the rear yard setback of the CHI Zone from 7.5 metres (25 ft.) to 4.5 metres (14.75 ft.); and
 - increase the maximum height of the principal building in the CHI Zone from 9.0 metres (30 ft.) to 15.9 metres (52 ft.); and
 - vary the Sign By-law as follows:
 - increase the number of fascia signs permitted on site from 5 to 9 and thereby increase the combined permitted fascia sign area from 3 square feet/linear foot of front face to 3.9 square feet/linear foot of front face

in order to permit the construction of a 97-room hotel and a 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. Council authorize staff to draft Development Permit No. 7900-0283-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7900-0283-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required rear yard setback of the CHI Zone from 7.5 metres (25 ft.) to 4.5 metres (14.75 ft.);
 - (b) to increase the maximum height of the principal building in the CHI Zone from 9 metres (30 ft.) to 15.9 metres (52 ft.); and
 - (c) to increase the number in the Sign By-law of fascia signs permitted on site from 5 to 9.
3. 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) approval from the Ministry of Transportation and Highways; and
- (c) submission of a landscape cost-estimate to the satisfaction of the City's Landscape Architect.

RES.R00-2952

Carried**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY****20. 7900-0274-00****3551 King George Hwy/ 14468 Crescent Road****Greg Morfitt/Progressive Construction Ltd.; Central Park Veterinary Hospital Ltd. and Reflective Products Inc.**

Development Permit/Development Variance Permit

*Development Permit to allow development of 57, two-storey townhouse units.**Development Variance Permit to vary height of a perimeter fence from 1.2 m (4 ft.) to 1.82 m (6 ft.) and 2.43 (8 ft.).*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 3551 King George Highway and 14468 Crescent Road.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - maximum fence height within a front/side/rear yard to 1.82 m (6 ft) and 2.43 m (8 ft.) at various locations

in order to permit the development of a 57 unit townhouse 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 Watts
 Seconded by Councillor Hunt
 That:

1. Council authorize staff to draft Development Permit No. 7900-0274-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7900-0274-00, varying the following, to proceed to Public Notification:

- (a) to increase the maximum height of the fence on a front/side/rear yard to 1.82 metres (6 ft.) and 2.43 metres (8 ft.) in accordance with Schedule A as attached (Appendix V).

3. Council instruct staff to resolve the following issue prior to approval:

- (a) submission of a subdivision layout to the satisfaction of the Approving Officer; and
- (b) Approval of Development Variance Permit No. 7900-0274-00.

RES.R00-2953

Carried

C. ITEMS TABLED BY COUNCIL

D. DELEGATIONS

E. CORRESPONDENCE

F. NOTICE OF MOTION

G. BY-LAWS

- 1. "Surrey Heritage Revitalization Agreement By-law, 2000, No. 14014"

7999-0183-00 - The United Church of Canada, c/o Keith Donald - The Columbia Architectural Group

A by-law to allow for a Heritage Revitalization Agreement, on property located at 5441 - 125A Street, to vary the Assembly Hall (PA-1) Zone to accommodate expansion of the existing church facilities while retaining the existing heritage church.

Approved by Council: April 17, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Heritage Revitalization
Agreement By-law, 2000, No. 14014" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.

RES.R00-2954

Carried

H. CLERK'S REPORT

I. OTHER COMPETENT BUSINESS

1. Beaver Creek Subdivision

Councillor Hunt noted the action taken on Item 12 of the Agenda, and asked when similar action would be taken in the Bear Creek subdivision.

2. Colebrook United Church - Parking Problems

Councillor Bose touched on the parking problems in the vicinity of Colebrook United Church and the elementary school and asked that staff advise what options are available to the church and school for traffic circulation in this area.

J. ADJOURNMENT


It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the Regular Council - Land Use
meeting do now adjourn.

RES.R00-2955

Carried

The Regular Council - Land Use meeting adjourned at 3:47 p.m.

Certified correct:



Acting City Clerk



Mayor