



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, FEBRUARY 5, 2001  
Time: 3:30 p.m.

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**Present:**

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

**Absent:**

Councillor Villeneuve

**Staff Present:**

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

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**A. ADOPTION OF MINUTES**

**B. CORPORATE REPORTS**

**Item No. L001** Delegation by Newton Community Protection Group  
Concerning Large Houses in Their Community  
File: 5505-119

The General Manager, Planning and Development submitted a report concerning information related to amending a Land Use Contract, to review alternate courses of action available to address the concerns of the Newton Community Protection Group (representatives of which appeared before Council as a delegation) and to advise on follow up actions that staff intend to take regarding the issue of amending Land Use Contracts.

The General Manager, Planning and Development was recommending approval of the recommendations outlined in his report.

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

1. Receive this report as information; and
2. The staff be instructed to forward a copy of this report to the delegation representing the Newton Community Protection Group and subsequently to meet with representatives of this Group to review the options which are available to them related to amending the Land Use Contract covering their neighbourhood.

RES.R01-224

Carried

**Item No. L002** Elgin Ratepayers Association Delegation – Impacts of Proposed Residential Development  
File: 7900-0176-00

The General Manager, Planning and Development submitted a report concerning the issues raised by a delegation from the Elgin Ratepayers Association who appeared before Council on January 22, 2001.

The General Manager, Planning and Development was recommending approval of the recommendations outlined in his report.

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

1. Receive this report as information; and
2. Authorize staff to forward a copy of this report to the representatives of the Elgin Ratepayers Association who appeared as a delegation before Council.

RES.R01-225 Carried

**Item No. L003** Crescent Park Annex Property Owners Proposed Down-zoning from RF to RH  
File: 0065-012

The General Manager, Planning and Development submitted a report to analyze options available to rezone properties in the Crescent Park Annex area in relation to the request made by the Crescent Park Annex Property Owners when they appeared as a delegation before Council in November 2000.

The General Manager, Planning and Development was recommending approval of the recommendations outlined in his report.

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

1. Receive this report as information;
2. Endorse Option 3 as outlined in this report as the approach for rezoning in the Crescent Park Annex area; and
3. Instruct the City Clerk to forward a letter that documents Council decision on this report and a copy of this report to the delegation from the Crescent Park Annex Property Owners who appeared before Council.

RES.R01-226 Carried

**CORPORATE REPORTS - LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE**

**1. 7900-0310-00**

**17728 - 66 Avenue**

**Teck Construction Ltd./Quintset Holdings Inc.**

Development Permit/Development Variance Permit

*Development Variance Permit to reduce the rear and side yard setbacks and*

*Development Permit to allow an addition to an existing industrial 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 17728 - 66 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following IB Zone regulations:
- reduce the minimum rear (south) yard setback from 7.5 m (25 ft.) to 1.82 m (6 ft.); and
- reduce the minimum side (east) yard setback from 3.6 m (12 ft.) to 0 m (0 ft.).

in order to permit the development of an addition to an existing 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 Hunt

Seconded by Councillor Watts

That:

1. Council authorize staff to draft Development Permit No. 7900-0310-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7900-0310-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (south) yard setback of the IB Zone from 7.5 metres (25 ft.) to 1.82 metres (6 ft.); and
  - (b) to reduce the minimum east side yard setback of the IB Zone from 3.6 metres (12 ft.) to 0 metre (0 ft.).

3. Council instruct staff to resolve the following issue 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.

RES.R01-227

Carried

### FLEETWOOD/GUILDFORD

2. **7900-0294-00**

**19110 - 96 Avenue**

**Yearwood & Company (Attention: Christopher Dyson)/Umberto Oballa**

Rezoning

*From IL to CD to permit a 60-seat restaurant and light impact industrial uses.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 19110 - 96 Avenue.

The applicant is proposing:

- a rezoning from IL to CD

in order to allow a 60-seat licensed restaurant and light impact industrial uses.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the property from "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.
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 Department; and
  - (b) provision of a landscape plan and appropriate security for the area currently occupied by the westerly driveway to the satisfaction of the City Landscape Architect.

RES.R01-228

Carried



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

Delegation

Graham Farstad, Architect, stated that the development concept is for a total of three buildings with 101,000 square feet of floor space; that the density is well under that allowed; that they have tried to present a very attractive streetscape and well-defined buffer between industrial and residential to the south. Mr. Farstad displayed a concept plan of the development, and advised that the neighbours appear pleased with the concept, but do not want a church or truck related uses, and that these will be eliminated. He added that the property has a long depth and short frontage and does not lend itself well to commercial development. Mr. Farstad also noted that they are looking for some fine tuning to be allowed for some small retail use in conjunction with general industrial type use and provision for a banquet hall, which would seat 300.

Clayton Campbell advised that he is counsel for the developer and commented on the quality of projects created by the developer. Mr. Campbell stated that they felt that the proposed uses are in context with the surrounding uses; that 83% of the project is industrial in the form and fashion requested by the City of Surrey. Mr. Campbell noted that the project is better designed than most industrial projects.

It was

Moved by Councillor Hunt  
Seconded by Councillor Eddington  
That:

1. Council not support the applicant's proposal to include the following uses in the proposed CD Zone:
  - (a) wholesale and retail use in conjunction with Light Impact Industry or warehouse operations;
  - (b) General Services uses, excluding drive-thru banks; and
  - (c) eating establishments (banquet hall).

RES.R01-232

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the application be referred back to staff

to seek clarification from the developer as to how they wish to proceed.

RES.R01-233

Carried

**SOUTH SURREY****4. 7900-0269-00****2289 King George Highway****Hardy Bains/British Columbia Telephone Company**

Rezoning/Development Permit

*Rezoning from CHI to RF and CD to allow development of 2 single family residential lots and a 3-storey hotel.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on property located at 2289 King George Highway.

The applicant is proposing:

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

in order to permit the development of 2 single family lots on the westerly portion of the site fronting Madrona Place and a 3-storey, 38-unit hotel on the easterly portion of the site fronting King George Highway.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to rezone the property from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and "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. 7900-0269-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) ensure that the applicant acquires a 4.5 metre (14.8 ft.) wide surplus right-of-way along King George Highway from the City; and
- (d) ensure that a reciprocal access agreement in favour of the neighbouring properties is completed to allow shared driveway access in the future.

Before the motion was put:-

It was

Moved by Councillor Bose  
Seconded by Councillor Eddington  
That the project be deferred to the next

Regular Council Land Use for a presentation from the Architect showing renderings and elevations.

RES.R01-234

Carried

### RESIDENTIAL/INSTITUTIONAL

Councillor Bose left the meeting at 4:00 p.m. due to a perceived conflict of interest on the following item.

### CLOVERDALE

5. **7996-0345-00**  
**16636 - 64 Avenue**  
**Citiwest Consulting Ltd./443090 B.C. Ltd. and K.I.R. Enterprises Ltd.**  
Rezoning  
*From A-1 to RF to allow subdivision into approximately 27 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16636 - 64 Avenue.

The applicant is proposing:

- a rezoning from A-1 to RF

in order to permit the subdivision into approximately 27 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 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; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R01-235 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14227" pass its first reading.

RES.R01-236 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, 2001, No. 14227" pass its second reading.

RES.R01-237 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, 2001, No. 14227" be held at the  
City Hall on February 19, 2001, at 7:00 p.m.

RES.R01-238 Carried

Councillor Bose returned to the meeting at 4:03 p.m.

**FLEETWOOD/GUILDFORD**

6. **7999-0184-00**  
**15220 - 92 Avenue**  
**Ben Ostrander, R.B.O. Architecture Inc./B.C. Family Hearing Resource Society, Inc. No. 321455**  
Rezoning/Development Variance Permit  
*From RM-15 to PA-1 to construct a Hearing Resource Centre as a community service and to vary setback, landscaping and sign regulations.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Variance application on property located at 15220 - 92 Avenue.

The applicant is proposing:

- a rezoning from RM-15 to PA-1; and
- a Development Variance Permit to relax the following by-law regulations:
  - the definition of "setback" in Part 1 Definitions of the Zoning By-law to allow 1.2-metre (4-ft.) wide roof eaves;
  - Part 4 General Provisions of the Zoning By-law to allow a perimeter wall (structure) within the front yard setback and side yard setback on a flanking street, with the wall ranging in height from 0.81 metre (2 ft. 8 in.) to 1.72 metres (5 ft. 8 in.);
  - the front yard setback and side yard setback along the flanking street (152 Street) of the PA-1 Zone applicable to structures (perimeter wall) from a minimum of 7.5 metres (25 ft.) to 0 metre (0 ft.);
  - the side yard setback of the PA-1 Zone applicable to buildings from 7.2 metres (23 ft. 7 in.) equal to the height of the building to 3.6 metres (12 ft.);
  - the off-street parking and loading/unloading regulations of the PA-1 Zone to allow portions of parking to locate within the front yard and side yard setback along the flanking street (152 Street);
  - the landscaping regulations of the PA-1 Zone to reduce the width of the required landscaping strip from 3 metres (10 ft.) to 1.5 metres (5 ft.) along a portion of the east lot line; and
  - the setback, sign area and copy area restrictions of the free-standing sign regulations in Part 7 Signs in Institutional Zones of the Sign By-law

in order to permit the development of a community service known as the Family Hearing Resource Centre.

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

### Delegation

Susan Blaine of the B.C. Family Hearing Resource Society advised that they have been working on this project for 5 years, and that the facility will provide group meetings, workshops, training and sign language classes.

Ben Ostrander, Architect, advised that they were trying to create a residential character to the building, and that the high roof allows vaulted ceilings for general good lighting to aid with lip reading.

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

1. a By-law be introduced to rezone the property from "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) to "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7999-0184-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required side yard setback of the PA-1 Zone from 7.2 metres (23 ft. 7 in.), i.e. equal to the height of the building, to 3.6 metres (12 ft.);
  - (b) to relax the Off-Street Parking and Loading/Unloading requirements of the PA-1 Zone to allow off-street parking, including the drive-aisle, to encroach within the front yard setback and side yard setback along the flanking street (152 Street);
  - (c) to relax the Landscaping requirements of the PA-1 Zone to reduce the required width of a landscaping strip along a portion of the east property line from 3 metres (10 ft.) to 1.5 metres (5 ft.);
  - (d) to vary the section on "setbacks" of Part 4 General Provisions of the Zoning By-law, No. 12000, as amended to permit a perimeter wall (structure) within the front yard setback and the side yard setback abutting 152 Street of height ranging from 0.81 metre (2 ft. 8 in.) to 1.72 metres (5 ft. 8 in.);
  - (e) to vary the minimum front yard setback and side yard setback along a flanking street of the PA-1 Zone for structures (perimeter walls) from 7.5 metres (25 ft.) to 0 metre (0 ft.);
  - (f) to vary the definition of "setback" of Part 1 Definitions of the Zoning By-law, No. 12000, as amended, to permit encroachment

of the side yard setback and side yard setback along a flanking street by 1.2-metre (4-ft.) wide roof eaves; and

- (g) to delete the setback, sign area and copy area regulations for free-standing signs in Part 7 Signs in Institutional Zones of the Sign By-law, No. 13656, as amended, so as to allow the proposed sign on the perimeter wall at the north-west corner of the site.

4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of an acceptable landscape plan and provision of security to ensure installation of the approved landscape works;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) registration of a Section 219 Restrictive Covenant to regulate design of the building generally in accordance with the attached drawings (Appendix II); and
- (e) discharge of the existing access easement agreement.

RES.R01-239

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14228" pass its first reading.

RES.R01-240

Carried

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

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14228" pass its second reading.

RES.R01-241

Carried

It was then

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14228" be held at the City Hall on February 19, 2001, at 7:00 p.m.

RES.R01-242

Carried

**7. 7997-0231-01**

**10702 - 168 Street**

**McElhanney Consulting Services Ltd./Mahindra and Pushpa Kapdee**

Development Variance Permit

*To relax the minimum lot width requirement of the RH Zone to allow subdivision into two half-acre lots.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 10702 - 168 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations of the RH Zone for proposed Lots 1 and 2:
  - minimum lot width requirement from 30 metres (98 ft.) to not less than 24.8 metres (81 ft.)

in order to permit subdivision into two half-acre residential lots.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That:

1. Council approve Development Variance Permit No. 7997-0231-01, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot width requirement of the RH Zone from 30 metres (98 ft.) to not less than 24.8 metres (81 ft.) for proposed Lots 1 and 2.

RES.R01-243

Carried

NEWTON

8. **7900-0275-00**  
**12695/12709 - 72 Avenue**  
**Gomberoff Bell Lyon Architects/Kathleen Frances Gustafson, Robert Cecil McClure and Omer Claude Morier**  
Rezoning/Development Permit  
*Rezone from RA to CD and Development Permit to allow the development of an affordable housing project containing approximately 34 townhouse units.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on properties located at 12695/12709 - 72 Avenue.

The applicant is proposing:

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

in order to permit the development of an affordable housing project containing approximately 34 townhouse units.

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

It was

Moved by Councillor 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 "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. 7900-0275-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;

- (d) submission of a reciprocal access easement to provide internal access to the two lots at 12683 and 12719 - 72 Avenue;
- (e) Council pass a resolution to amend the Newton Local Area Plan to redesignate the land from Suburban Residential to Multiple Residential when the project is considered for final adoption; and
- (f) provision of a Section 219 Restrictive Covenant over a portion of Lot 38 to prevent construction until subdivision and consolidation occurs with the lot at 12719 - 72 Avenue.

RES.R01-244

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14229" pass its first reading.

RES.R01-245

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14229" pass its second reading.

RES.R01-246

Carried

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14229" be held at the  
 City Hall on February 19, 2001, at 7:00 p.m.

RES.R01-247

Carried**SOUTH SURREY****9. 7900-0225-00****2030/64 - 128 Street; 12825/51 - 20 Avenue****Hunter Laird Engineering Ltd./ Roy and Nancy Langton**

OCP Amendment/Rezoning

*Amend the OCP from Suburban to Urban and rezone from RH and RA to RF and  
 CD to permit subdivision into approximately 28 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 2030/64 - 128 Street and 12825/51 - 20 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RH and RA to RF and CD

in order to permit subdivision into approximately 28 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 Steele  
That:

1. a By-law be introduced to amend the Official Community Plan 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 "Half-Acre Residential Zone (RH)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (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; and
  - (c) finalization of an acceptable tree survey and Arborist Report and submission of securities for tree replacement;
4. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate the land from Suburban Residential (Half-Acre) to Urban Residential when the project is considered for final adoption.

RES.R01-248

Carried



It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 40 Amendment By-law 2001, No. 14330" pass its  
first reading.

RES.R01-249 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. 40 Amendment By-law 2001, No. 14330" pass its  
second reading.

RES.R01-250 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. 40 Amendment By-law 2001,  
No. 14330" be held at the City Hall on February 19, 2001, at 7:00 p.m.

RES.R01-251 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14331" pass its first reading.

RES.R01-252 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, 2001, No. 14331" pass its second reading.

RES.R01-253 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, 2001, No. 14331" be held at the  
City Hall on February 19, 2001, at 7:00 p.m.

RES.R01-254 Carried

**SOUTH SURREY****10. 7900-0176-00**

**3316/30/80 - 140 Street; 14216/65 - 34 Avenue; 14119/33/87 - 32 Avenue and 14249/81 - 32 Avenue**

**Progressive Construction Ltd./Nehuba Holdings Ltd., Progressive Construction Ltd., Arthur Rene Lefebvre and Maureen Louise Lefebvre, Simon Larsen, Clyde Sandall, City of Surrey, and Irene Emma Mortimer**  
Rezoning/Development Variance Permit

*Proposed rezoning from RA to CD and RH-G to permit subdivision into approximately 108 suburban single-family lots. DVP to permit relaxation of the rear and side yard setback for an existing dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on properties located at 3316/30/80 - 140 Street; 14216/65 - 34 Avenue; 14119/33/87 - 32 Avenue and 14249/81 - 32 Avenue.

The applicant is proposing:

- a rezoning from RA to CD and RH-G;
- a Development Variance Permit to relax the rear yard (easterly) and interior side yard (northerly) setback for an existing dwelling from 7.5 m (24.6 ft.) to 5.0 m (16.4 ft.) and from 2.0 m (6.5 ft.) to 1.5 m (5 ft.) respectively.

in order to permit subdivision and development of approximately 108 suburban single-family lots.

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

Council requested that staff report to Council on the submissions from the Elgin Ratepayers Association and Residents of Elgin Saving Creeks from Urban Effects (RESCUE) prior to the public hearing.

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 "Half Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7900-0176-00 (Appendix XI), varying the following, to proceed to Public Notification:

- to reduce the required rear and side yard setbacks of the proposed CD Zone for the existing dwelling located at 3330 - 140 Street from 7.5 metres (24.6 ft.) to 5.0 metres (16.4 ft.) and from 2.0 m (6.5 ft.) to 1.5 m (5 ft.) respectively.
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) approval from the Ministry of Environment and Department of Fisheries regarding protection of the existing creek, raptor relocation, and environmental controls for the proposed development;
  - (d) completion of an acceptable Arborist Report, final approval of an acceptable tree survey and a statement regarding tree preservation, and submission of securities for tree replacement;
  - (e) completion of the required road exchange and closure of the existing 34 Avenue;
  - (f) approval from the Soil Contamination Branch respecting soil remediation and reclamation of the previous land fill area; and
  - (g) address the request by the Parks, Recreation & Culture Department to address issues related to park improvements.
3. Council pass a resolution to amend the Semiahmoo Peninsula to redesignate the land from Half-Acre Gross Density and One Acre to Suburban Residential (2 units per acre) when the project is considered for final adoption.

RES.R01-255

Carried with Councillor Bose Against

It was

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

No. 12000, Amendment By-law, 2000, No. 14334" pass its first reading.

RES.R01-256

Carried with Councillor Bose Against

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

It was	Moved by Councillor Higginbotham Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14334" pass its second reading.
RES.R01-257	<u>Carried</u> with Councillor Bose Against

It was then	Moved by Councillor Higginbotham Seconded by Councillor Steele That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14334" be held at the City Hall on February 19, 2001, at 7:00 p.m.
RES.R01-258	<u>Carried</u> with Councillor Bose Against

**C. ITEMS TABLED BY COUNCIL**

**D. DELEGATIONS**

**E. CORRESPONDENCE**

**F. NOTICE OF MOTION**

**G. BY-LAWS**

**H. CLERK'S REPORT**


**I. ADJOURNMENT**

It was	Moved by Councillor Hunt Seconded by Councillor Tymoschuk That the Regular Council - Land Use meeting do now adjourn.
RES.R01-259	<u>Carried</u>

The Regular Council - Land Use adjourned at 4:30 p.m.

Certified correct:

  
\_\_\_\_\_  
Acting City Clerk

  
\_\_\_\_\_  
Mayor