



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JULY 9, 2001
Time: 3:30 p.m.

Present:

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

Absent:

Councillor Eddington

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

1. 7901-0119-00

17871 - 64 Avenue and 17858 - 66 Avenue

**Kirk Fisher, Lark Group/Amrik Singh and Balwinder Bath,
Lark Enterprises**

Development Permit/Development Variance Permit

*Development Permit to allow construction of a 51,893 sq. ft. warehouse on
17871 - 64 Avenue and DVP to relax building setbacks.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 17871 - 64 Avenue and 17858 - 66 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations of the IB Zone:

- the minimum rear yard setback for the proposed building at 17871 - 64 Avenue is reduced from 7.5 metres (25 ft.) to 0.0 metre (0.0 ft); and
- the minimum south side yard setback for the existing building at 17858 - 66 Avenue is reduced from 7.5 metres (25 ft.) to 0.0 metre (0.0 ft.)

in order to permit the construction of a warehouse facility on 17871 - 64 Avenue and the installation of a movable structure connecting the two buildings to facilitate access between the new building and the existing facility at 17858 - 66 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 Watts
That:

1. Council authorize staff to draft Development Permit No. 7901-0119-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7901-0119-00, varying the following, to proceed to Public Notification (Appendix III):
 - (a) to reduce the minimum rear yard and south side yard setbacks of the IB Zone from 7.5 metres (25 ft.) to 0.0 metre (0.0 ft.) for the proposed building at 17871 - 64 Avenue and the existing building at 17858 - 66 Avenue, respectively.
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) demolition of all existing structures on the site at 17871 - 64 Avenue;
 - (c) completion of the proposed road exchange;
 - (d) registration of an access easement agreement on Lot G, Plan 83660 (17858 - 66 Avenue);
 - (e) registration of a Section 219 Restrictive Covenant indemnifying the City from future liabilities associated with the proposed passageway between the proposed structure and the existing building on 17858 - 66 Avenue; and

- (f) issuance of Development Variance Permit No. 7901-0119-00.

RES.R01-1530

Carried

Councillor Higginbotham advised that in respect to Item 2 and Item 3, there is no pecuniary interest on the part of herself or her husband, and that their work on behalf of the Air Canada Championship Golf Tournament is strictly volunteer.

- 2. 7901-0160-00**
6716 - 168 Street
Mr. Pat Higginbotham/Luis Yep Wong, Rosa Yep Gay, Hip Poa Wan and Cho Pik Wan
 OCP Amendment/Temporary Use Permit
OCP Amendment and Temporary Commercial Use Permit, to allow temporary parking for the Air Canada Championship Golf Tournament.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and an Temporary Use Permit on property located at 6716 - 168 Street.

The applicant is proposing:

- an OCP amendment to designate the land as a Temporary Commercial Use Permit Area; and
- a Temporary Use Commercial Permit

in order to allow temporary parking for the duration of the Air Canada Championship Golf Tournament.

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 declare the property a Temporary Commercial Use Permit Area and a date for Public Hearing be set (Appendix II).
2. Council approve Temporary Commercial Use Permit No. 7901-0160-00 to proceed to Public Notification (Appendix III).
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; and

(b) approval from the Agricultural Land Commission.

RES.R01-1531 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 23 Amendment By-law 2001, No. 14456"
 pass its first reading.

RES.R01-1532 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 23 Amendment By-law 2001, No. 14456"
 pass its second reading.

RES.R01-1533 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 23 Amendment By-law
 2001, No. 14456" be held at the City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1534 Carried

3. **7901-0161-00**
6518 - 168 Street and 16913 - 66 Avenue
Mr. Pat Higginbotham/Donald and Marilyn Stewart and
Douglas Lewis Gardiner
 Temporary Commercial Use Permit
To allow temporary parking in conjunction
with the Air Canada Championship Golf Tournament.

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Commercial Use Permit on properties located at 6518 - 168 Street and 16913 - 66 Avenue.

The applicant is proposing:

- a Temporary Commercial Use Permit

in order to allow temporary parking in conjunction with the annual Air Canada Championship Golf Tournament.

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 Temporary Commercial Use Permit No. 7901-0161-00 to proceed to Public Notification (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all Engineering requirements and issues are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) extension of approval from the Agricultural Land Commission.

RES.R01-1535

Carried

- 4. 7901-0169-00**
5419 - 192 Street
Ron Gillespie/Jack Rabbit Enterprises Ltd.
OCP Amendment/Temporary Use Permit
OCP Amendment to declare the site a Temporary Industrial Use Permit Area.
Temporary Industrial Use Permit to allow for the parking and storage of vehicles.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and an Temporary Use Permit on property located at 5419 - 192 Street.

The applicant is proposing:

- an OCP amendment to declare the property at 5419 - 192 Street a Temporary Industrial Use Permit Area; and
- a Temporary Industrial Use Permit

in order to allow the parking and storing of new vehicles, for a period of two years.

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

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

1. a By-law be introduced to declare the property a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7901-0169-00 to proceed to Public Notification.
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) approval from B.C. Hydro; and
 - (c) submission of adequate security to ensure the vehicles are removed and the site is returned to its vacant state.

RES.R01-1536

Carried

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 24 Amendment By-law 2001, No. 14457"
pass its first reading.

RES.R01-1537

Carried with Councillor Bose Against

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

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 24 Amendment By-law 2001, No. 14457"
pass its second reading.

RES.R01-1538

Carried with Councillor Bose Against

It was then
 Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 24 Amendment By-law
 2001, No. 14457" be held at the City Hall on July 23, 2001, at 7:00 p.m.
 RES.R01-1539 Carried

FLEETWOOD/GUILDFORD

5. 7901-0124-00

18800 - 96 Avenue

R. Fung & Associates Inc. (Ray Fung)

Wilhelm Kreykenbohm

Development Permit/Development Variance Permit

Development Permit to allow construction of an industrial warehouse building in two phases. Development Variance Permit to relax the east side yard setback of the IL Zone.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 18800 - 96 Avenue.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to relax the following by-law regulation:
 - to vary the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0.0 metre to 1.5 metres (5 ft.)

in order to permit the development of an industrial/warehouse building of approximately 13,400 square metres (144,240 sq.ft.) in two 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 Villeneuve
 Seconded by Councillor Watts
 That:

1. Council authorize staff to draft Development Permit No. 7901-0124-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7901-0124-00, varying the following, to proceed to Public Notification:
 - (a) to vary the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0.0 metre to 1.5 metres (5 ft.).

3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) preparation and registration of an access easement between the application site and the adjoining lot to the west (Lot A, Plan LMP 46915) to allow for vehicle circulation between the properties;
 - (b) approval from BC Hydro;
 - (c) approval from BC Gas;
 - (d) submission of an acceptable landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) issuance of Development Variance Permit No. 7901-0124-00.

RES.R01-1540

CarriedNEWTON

6. **7901-0131-01**
Portion of 7272 King George Hwy.
Phil deLeeuw, Devon Estates Ltd.
172965 Canada Ltd.

Development Variance Permit

To vary the required front yard (137 Street), side yard on a flanking street (72A Avenue), and south side yard setbacks of the C-8 zoned portion of the site from 7.5 m (25 ft.) to 4.2 m (14 ft.), 2.0 m (7 ft.) and 3.0 m (10 ft.) respectively.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located on a portion of 7272 King George Highway.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations of the easterly \pm 55.22 metre (181 ft.) C-8 zoned portion of the subject property:
- front yard (137 Street) from 7.5 metres (25 ft.) to 4.2 metres (14 ft.);
- side yard setback on a flanking street (72A Avenue) from 7.5 metres (25 ft.) to 2.0 metres (7 ft.); and
- south side yard from 7.5 metres (25 ft.) to 3.0 metres (10 ft.)

in order to permit future commercial development.

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

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

1. Council approve Development Variance Permit No. 7901-0131-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required front yard setback (137 Street) of the C-8 Zone from 7.5 metres (25 ft.) to 4.2 metres (14 ft.) on a flanking street;
 - (b) to reduce the required side yard on a flanking street (72 Avenue) setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.); and
 - (c) to reduce the required south side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

RES.R01-1541

Carried

SOUTH SURREY

7. **7900-0265-00**
Portion of 3330 - 164 Street
Aplin & Martin Consultants Ltd./Mieczyslaw and Marie Olkowski
Development Variance Permit
Relax the minimum lot size for land zoned A-1 that is in the ALR from 4 ha (10 ac.) to 2 ha (5 ac.).

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located on a portion of 3330 - 164 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - minimum lot size for land zoned A-1 that is in the ALR from 4 ha (10 ac.) to 2 ha (5 ac.)

in order to permit the subdivision of land at the ALR boundary.

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 approve Development Variance Permit No. 7900-0265-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required minimum lot size for land within the ALR of the A-1 Zone from 4 hectares (10 ac.) to 2 hectares (5 ac.).

RES.R01-1542

Carried with Councillors Bose and Hunt against.

8. 7900-0269-00
Portion of 2289 King George Highway
Portion of King George Highway
Hardy Bains/Spring Lake Ventures Inc.

Rezoning/Development Permit

To amend CD By-law No. 14226 to increase the FAR to increase site coverage and to increase building height.

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

The applicant is proposing:

- an amendment to Section 2.D of CD By-law No. 14226

to increase the Floor Area Ratio of a proposed hotel from 0.57 to 0.655 to permit an average 3.75 square metre (40 sq.ft.) increase in the size of hotel units, and to increase the height of buildings from 9.0 metres (30 ft.) to 9.6 metres (31 ft. 6 in.)

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

Delegation

Maciej Dembek was present on behalf of the developer, and stated that they are asking to go an extra foot and a half to allow 9 foot ceilings which will improve the building interior.

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

1. Council rescind Third Reading of By-law No. 14226.
2. Council amend Section 2.D of By-law No. 14226 to allow an increase in the Floor Area Ratio from 0.57 to 0.655 of the proposed hotel and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7900-0269-00 in accordance with the attached drawings (Appendix III).
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) ensure that the applicant acquires the \pm 148 square metre (\pm 1,594 sq.ft.) 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 the shared driveway access in the future.

RES.R01-1543

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council approve the proposed
amendment to increase the height of buildings from 9.0 metres (30 ft.) to
9.6 metres (31 ft. 6 in.)

RES.R01-1544

Carried with Councillors Tymoschuk, and
Villeneuve against

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council rescind Resolution
No. R01-628 of the March 26, 2001 Regular Council minutes passing third
reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001,
No. 14226".

RES.R01-1545

Carried with Councillors Tymoschuk and
Villeneuve against

RES.R01-1546 It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14226" be amended in Section 2.D by
 increasing the Floor Area Ratio from 0.57 to 0.655, and in Section 2.G(1) to
 increase the height of the proposed hotel from 9.0 m (30 ft.) to 9.6 m (31 ft. 6 in.).
Carried with Councillors Tymoschuk and
 Villeneuve against.

RES.R01-1547 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. 14226" be held at the
 City Hall on July 23, 2001, at 7:00 p.m.
Carried with Councillors Tymoschuk and
 Villeneuve against.

9. 7901-0133-00

Portion of 15360 - 32 Avenue

**R.A. (Rick) Johnson, Rimark Consulting Services/Robert Scot and
 Cheryl Ann McGillivray**

Temporary Use Permit Renewal

*Renewal of a Temporary Use Permit to allow continued use of a portion of the
 property as an auto-repair shop on a temporary basis.*

The General Manager of Planning & Development submitted a report concerning
 an application for a for renewal of a Temporary Use Permit on property located
 on a portion of 15360 - 32 Avenue.

The applicant is proposing:

- renewal of a Temporary Use Permit

to allow continued use of a portion of the property at 15360 - 32 Avenue as an
 automotive repair shop on a temporary basis, while the owners of the business
 seek a new site for the commercial operation.

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

RES.R01-1548 It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council approve Temporary Use
 Permit No. 7901-0133-00, to renew Temporary Use Permit No. 7999-0135-00 to
 proceed to Public Notification.
Carried

10. 7901-0176-00**South Portion of 15772 - 34 Avenue & 3500 Morgan Creek Way****Genex Development Corp.****Morgan Creek Holdings Inc.**

Development Permit/Development Variance Permit

Development Permit to allow a 1,587 sq. m (17,080 sq. ft.) golf course maintenance building. DVP to vary maximum site coverage from 1.31% to 2.0%.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located on the south portion of 15772 - 34 Avenue and 3500 Morgan Creek Way.

The applicant is proposing:

- a Development Permit
- a Development Variance Permit to relax Comprehensive Development (CD) By-law No. 13973 regulations:
 - to increase the maximum site coverage from 1.31% to 2.0%

in order to permit the development of a 1,587 square metre (17,080 sq. ft.) golf course maintenance building.

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

Delegation

The applicant stated that a meeting with residents was to be coordinated by the Planning Department, and has not occurred yet.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That:

1. Council authorize staff to draft Development Permit No. 7901-0176-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7901-0176-00, varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building site coverage of the Comprehensive Development Zone (No. 13973) allowed from 1.31% to 2.0%.
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) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (c) submission of a revised landscape plan which is satisfactory to the City; and
- (d) registration of a statutory right-of-way at the south edge of the site for pedestrian access.

RES.R01-1549

Carried**SURREY CITY CENTRE/WHALLEY****11. 7901-0074-00****9278 - 120 Street****A & A Construction/8888 Construction Ltd.**

OCP Amendment/Rezoning/Development Variance Permit

OCP Amendment from Commercial to Town Centre. Rezoning from CD (By-law No. 12847) to CD to add multiple residential units. Development Variance Permit to relax the provision of indoor amenity space.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Variance Permit application on property located at 9278 - 120 Street.

The applicant is proposing:

- an OCP amendment from Commercial to Town Centre;
- a rezoning from CD (By-law No. 12847) to CD; and
- a Development Variance Permit to relax the following by-law regulation:
 - the provision of indoor amenity space

in order to permit the option of converting the second and third floors of a three-storey building from retail/office uses to multiple residential units and to modify some of the existing permitted uses for the site.

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

Delegation

The developer stated that he feels disappointed by the recommendation, and that he would like relief from the Development Cost Charges due to the excessive cost of converting the building. Mr. Aadmi also asked that they be granted relief from providing an amenity fee.

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

1. a By-law be introduced to redesignate the property from Commercial to Town Centre and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 12847) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the following variance:
 - (a) eliminate the required indoor amenity space subject to compensation, in accordance with Council policy.
4. Council instruct staff to resolve the following issue 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.

RES.R01-1550

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 47 Amendment By-law 2001, No. 14442" pass its
first reading.

RES.R01-1551

Carried

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. 47 Amendment By-law 2001, No. 14442" pass its
second reading.

RES.R01-1552 Carried

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. 47 Amendment By-law 2001,
No. 14442" be held at the City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1553 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14443" pass its first reading.

RES.R01-1554 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, 2001, No. 14443" pass its second reading.

RES.R01-1555 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, 2001, No. 14443" be held at the
City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1556 Carried

RESIDENTIAL/INSTITUTIONAL

Councillor Bose advised that his family owns property in the area, and left the meeting at 3:45 p.m. for Items 12 and 13 due to a perceived conflict of interest.

CLOVERDALE

12. 7996-0082-00

Portion of 16709 - 60 Avenue

Barnett Dembek Architects Inc./602777 B.C. Ltd., 602778 B.C. Ltd., and 558063 B.C. Ltd.

Rezoning/Development Permit

Rezone a portion of the site from RA to CD and a Development Permit to allow the development of approximately 64 townhouse units.

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

The applicant is proposing:

- a rezoning of a portion of the property from RA to CD; and
- a Development Permit

in order to permit the development of approximately 64 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 Higginbotham
Seconded by Councillor Tymoschuk
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 "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. 7996-0082-00 in accordance with the attached drawings (Appendix II).
3. Council approve the applicant's request to eliminate the provision of indoor amenity space.
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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (c) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space; and
- (d) registration of a joint access easement in favour of the lot to the west.

RES.R01-1557

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2001, No. 14458" pass its first reading.

RES.R01-1558

Carried

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2001, No. 14458" pass its second reading.

RES.R01-1559

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2001, No. 14458" be held at the
 City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1560

Carried

- 13. 7996-0267-00**
16578, 16600, 16614 - 64 Avenue
McElhanney Consulting Services/480579 B.C. Ltd. and Prime Building
Maintenance (1981) Ltd.
 Rezoning
From A-1 to RF to allow subdivision into approximately 54 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 16578, 16600, 16614 - 64 Avenue.

The applicant is proposing:

- a rezoning from A-1 to RF

in order to permit the subdivision into approximately 54 single family lots.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor 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; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R01-1561 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14459" pass its first reading.

RES.R01-1562 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14459" pass its second reading.

RES.R01-1563 Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14459" be held at the
City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1564 Carried

Councillor Bose returned to the meeting at 3:50 p.m.

14. 7901-0029-00

6734 - 184 Street

Carla Kalke, Parklane Homes/8828 Investments Ltd.

Rezoning

From RA and CD (By-law No. 12973) to CD to permit subdivision into approximately 16 small single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6734 - 184 Street.

The applicant is proposing:

- a rezoning from RA and CD (By-law No. 12973) to CD

in order to permit subdivision into approximately 16 small 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 rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 12973) and "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 (Appendix II).
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) resolution of the tree cutting infraction to the satisfaction of the General Manager, Planning and Development.

RES.R01-1565

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14460" pass its first reading.
 RES.R01-1566 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, 2001, No. 14460" pass its second reading.
 RES.R01-1567 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, 2001, No. 14460" be held at the
 City Hall on July 23, 2001, at 7:00 p.m.
 RES.R01-1568 Carried

15. 7901-0080-00

5805 - 168 Street

Brian M. Franklin, McElhanney Consulting Services Ltd.

Gary Negrave and Loretta Kazakoff

Rezoning

From RA to RF to allow development of approximately 3 single family lots and 1 remainder lot with future potential for subdivision.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 5805 - 168 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the development of approximately 3 single lots and a remainder lot that has development potential.

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 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, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R01-1569 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14461" pass its first reading.

RES.R01-1570 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, 2001, No. 14461" pass its second reading.

RES.R01-1571 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, 2001, No. 14461" be held at the
City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1572 Carried

- 16. 7901-0101-00**
16717 - 57A Avenue
Paul Leger/Sharyn Hiltz
Rezoning/Development Variance Permit
Rezone from RA to RF to allow subdivision into approximately two single family lots and Development Variance Permit to vary the minimum rear yard setback for proposed Lot 1.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 16717 - 57A Avenue.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to relax the following by-law regulation:
 - rear yard setback of the RF Zone from 7.5 m (25 ft.) to 2.91 m (9.55 ft.) for proposed Lot 1

in order to allow subdivision into approximately two single family lots and to permit the retention of an existing home.

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
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 approve Development Variance Permit No. 7901-0101-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.91 metres (9.55 ft.).
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) issuance of Development Variance Permit No. 7901-0101-00.

RES.R01-1573 Carried with Councillor Bose against

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14462" pass its first reading.

RES.R01-1574 Carried with Councillor Bose against

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. 14462" pass its second reading.

RES.R01-1575 Carried with Councillor Bose against

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. 14462" be held at the
City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1576 Carried

FLEETWOOD/GUILDFORD

17. **7900-0307-00**
7764 & 7878 - 168 Street; 16890, 16910, 16916 & 16934 Fraser Highway
Damax Consultants Ltd./
Richard Claude Hayward, BC Gas Utility Ltd. & Nancy Ellen Schiedel,
435582 B.C. Ltd. and James Barry Jones
OCP Amendment/Rezoning
Amend OCP for a portion of the site from Suburban to Urban; rezone from RA to RH, RF and CD to allow the development of approximately 48 single family residential 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 7764 & 7878 - 168 Street, 16890, 16910, 16916 and 16934 Fraser Highway.

The applicant is proposing:

- an OCP amendment for a portion of the site from Suburban to Urban; and
- a rezoning from RA to RH, RF and Comprehensive Development (CD)

in order to permit the development of approximately 48 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 redesignate a portion of the site from Suburban to Urban and a date for Public Hearing be set.
2. two By-laws be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000), "Single Family Residential Zone (RF)" (By-law No 12000) and "Comprehensive Development (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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) approval from B.C. Gas;
 - (e) submission of a landscaping cost estimate and bonding to the satisfaction of the City Landscape Architect for the installation of a landscaped buffer and fence for the rear yard of lots adjacent to Fraser Highway;
 - (f) submission of a "no-build" Restrictive Covenant for a 6-metre (20 ft.) wide buffer for those lots proposed along Fraser Highway; and

- (g) resolution of the improvements to the linear parkway to the satisfaction of the General Manager, Parks, Recreation & Culture.

RES.R01-1577

Carried

It was

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

By-law, 1996, No. 12900, No. 48 Amendment By-law 2001, No. 14463" pass its first reading.

RES.R01-1578

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 Tymoschuk
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 48 Amendment By-law 2001, No. 14463" pass its second reading.

RES.R01-1579

Carried with Councillor Bose against.

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 48 Amendment By-law 2001, No. 14463" be held at the City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1580

Carried

It was

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

No. 12000, Amendment By-law, 2001, No. 14464A" pass its first reading.

RES.R01-1581

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 Tymoschuk
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2001, No. 14464A" pass its second reading.

RES.R01-1582

Carried with Councillor Bose against.

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14464A" be held at the
 City Hall on July 23, 2001, at 7:00 p.m.
 RES.R01-1583 Carried

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14464B" pass its first reading.
 RES.R01-1584 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 Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14464B" pass its second reading.
 RES.R01-1585 Carried with Councillor Bose against

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14464B" be held at the
 City Hall on July 23, 2001, at 7:00 p.m.
 RES.R01-1586 Carried

**18. 7901-0132-00
 8350 - 170 Street**

Ron Marr/Lakeridge Enterprises Ltd.

Rezoning

*From A-1 to RF, RH-G and RH in order to allow subdivision into approximately
 12 single family lots; 10 half-acre gross density lots and 2 half-acre lots.*

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning on property located at 8350 - 170 Street.

The applicant is proposing:

- a rezoning from A-1 to RF, RH-G and RH

in order to allow a residential subdivision consisting of approximately 12 single
 family lots, 10 half-acre gross density lots and 2 half-acre 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 rezone the property from "General Agricultural Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)", "Half-Acre Residential Gross Density Zone (RH-G)" and "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing (Appendix II).
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 subdivision layout is to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R01-1587

Carried

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14465" pass its first reading.

RES.R01-1588

Carried

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

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14465" pass its second reading.

RES.R01-1589

Carried

It was then

Moved by Councillor Tymoschuk

Seconded by Councillor Hunt

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14465" be held at the City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1590

Carried

NEWTON

19. 7997-0288-00

15040/70 - 72 Avenue; 7162 - 150 Street

Suncor Development Corporation/

Wilbur and Margaret Gorrill, Balvinder Singh & Jaspal Kaur Aulakh;

Paramjit Singh Sandhu; Kulbinder Singh Aulakh and Nilo Zanatta

Rezoning

From RS and RA to RF to permit subdivision into approximately 28 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 15040/70 - 72 Avenue and 7162 - 150 Street.

The applicant is proposing:

- a rezoning from RS and RA to RF

in order to permit the development of 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 Villeneuve

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the property from "Suburban Residential Zone (RS)" (By-law No. 5942) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "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 an acceptable tree survey, a statement regarding tree preservation and security for tree replacement;
- (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (d) registration of a Section 219 Restrictive Covenant to ensure provision and maintenance of a 4 m (13 ft.) landscape buffer area along 72 Avenue as per the East Newton South Neighbourhood Concept Plan; and
- (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 16 and a portion of lot 22 until future consolidation with the adjacent properties to the west.

RES.R01-1591 Carried with Councillor Bose against.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14466" pass its first reading.

RES.R01-1592 Carried with Councillor Bose against.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14466" pass its second reading.

RES.R01-1593 Carried with Councillor Bose against.

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14466" be held at the
 City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1594 Carried

- 20. 7901-0114-00**
14548 - 72A Avenue
Avtar Bola/
Avtar S. Bola, Balwant S. Girn, Satpal S. Pabla and Bhupinder S. Pabla
 Rezoning
From RA to RF to allow for a 3-lot single family residential subdivision.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 14548 - 72A Avenue.

The applicant is proposing:

- a rezoning from RA to RF;

in order to permit the development of a 3-lot single family 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 Villeneuve
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R01-1595 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14467" pass its first reading.

RES.R01-1596 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14467" pass its second reading.

RES.R01-1597 Carried

It was then

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14467" be held at the City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1598

Carried

21. 7901-0140-00

5811 - 150 Street

David W. Walls/Dawson Developments 9 Ltd.

Development Permit/Development Variance Permit

Development Permit to allow the construction of a 64-unit townhouse complex.

Development Variance Permit to vary setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 5811 - 150 Street.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to relax the following by-law regulations (CD By-law No. 12284):
- front yard setback along 58 Avenue and 150 Street is relaxed as follows:
 1. minimum building setback along 58 Avenue and 150 Street from 7.5 m (25 ft.) to 7 m (23 ft.) and 6.7 m (22 ft.) at various locations, and allow porches and stairways within the setback area; and
 2. minimum rear yard (west) setback from 7.5 m (25 ft.) to 6 m (20 ft.) for the recreation building.

in order to permit the development of a 64-unit townhouse complex.

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 Tymoschuk

That:

1. Council authorize staff to draft Development Permit No. 7901-0140-00 in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7901-0140-00, varying the following setback requirements of CD By-law No. 12284, to proceed to Public Notification: (Appendix IV)
 - (a) front yard (58 Avenue) setback from 7.5 metres (25 ft.) to 7 metres (23 ft.).
 - (b) front yard setback of a portion of two buildings along 150 Street from 7.5 metres (25 ft.) to 6.7 metres (22 ft.)
 - (c) to allow for porches and stairways within the setback area.; and
 - (d) to reduce the required rear yard (west) setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the recreation building only.

RES.R01-1599

Carried**SOUTH SURREY****22. 7900-0249-00****15442 - 36 Avenue****Brian Franklin, McElhanney Consulting Services Ltd./****Noran West Developments Ltd.**

Rezoning

To rezone from A-1 to RF-G to allow subdivision into approximately 9 single family lots and one remainder lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15442 - 36 Avenue.

The applicant is proposing:

- a rezoning from A-1 to RF-G

in order to permit the development of approximately 9 single family lots and one remainder 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 property from "General Agricultural Zone (A-1)" (By-law No. 12000) to "Single Family Residential Gross Density Zone (RF-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;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) registration of a Section 219 Restrictive Covenant for "no build" on the remainder lots until future consolidation with the adjacent properties (15452 - 36 Avenue, 15387 and 15423 - 34 Avenue).

RES.R01-1600 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, 2001, No. 14468" pass its first reading.

RES.R01-1601 Carried with Councillor 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 Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14468" pass its second reading.

RES.R01-1602 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, 2001, No. 14468" be held at the
City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1603 Carried

23. **7900-0323-00**
3695 - 160 Street
Morgan Creek Holdings Inc./Morgan Creek Holdings Inc. (Inc. No. 533910)
Development Permit
To provide a buffer between a proposed 14-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 3695 - 160 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 14-lot residential subdivision adjacent to agricultural land.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That Council approve the attached

Development Permit No. 7900-0323-00 (Appendix IV), 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.R01-1604

Carried

24. 7901-0042-00

2522 Maple Street

Edward C. Crosby/Edward C. Crosby, Burlington Northern Railroad Company

Development Variance Permit

To vary the minimum distance for the existing buildings on the railway lands to the rail line and to vary the minimum distance for the creation of a lot from the centre line of a railway track.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 2522 Maple Street.

The applicant is proposing:

- an amendment of the Crescent Beach Land Use Plan from Park/Open Space to Urban Residential; and
- a Development Variance Permit to relax the following by-law regulations:
 - Part 4 General Regulation Sub-sections E.23 and E.24

in order to permit a proposed subdivision, consolidating the leased portion of a railway property and an existing lot, into a single lot to be less than the minimum prescribed distance from a railway track.

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. 7901-0042-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum required distance from a lot to the centerline of a railway track from 50 metres (164 ft.) to 7.86 metres (25.8 ft.).
 - (b) to reduce the minimum required distance from a building or structure on railway lands to the centre line of a railway track from 57.5 metres (189 ft.) to 10.5 metres (34.4 ft.) for the existing structure and 15.36 metres (50.4 ft.) for future structures.
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) input from the Ministry of Environment; and
 - (d) registration of a Section 219 Restrictive Covenant to save harmless the City from flood damage and railway accidents.

RES.R01-1605

Carried

SURREY CITY CENTRE/WHALLEY

- 25. 7901-0013-00**
10986 - 143A Street
Hunter Laird Engineering Ltd./Randy and Karen Herber
Rezoning
Rezone from RF to CD to legalize the existing duplex on site.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 10986 - 143A Street.

The applicant is proposing:

- a rezoning from RF to CD

in order to legalize an existing legally non-conforming duplex.

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

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

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following 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.R01-1606 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14469" pass its first reading.

RES.R01-1607 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. 14469" pass its second reading.

RES.R01-1608 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. 14469" be held at the
City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1609 Carried

26. 7901-0117-00**12660 - 92 Avenue****H.Y. Engineering Ltd./Paramjit and Jagdish Nijjer**

Rezoning/Development Variance Permit

Rezone the site and the lane from RF to RF and RF-SS to allow one secondary suite in an owner-occupied single family dwelling; DVP to relax the front yard setback of the existing dwelling to permit a 2-lot subdivision.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 12660 - 92 Avenue.

The applicant is proposing:

- a rezoning from RF to RF and RF-SS; and
- a Development Variance Permit to relax the following by-law regulation:
 - relax the front yard setback requirement of the RF-SS Zone for proposed Lot 1 from 7.5 metres (25 ft.) to 5.22 metres (17.1 ft.)

in order to allow retention of the existing dwelling with a secondary suite and to permit a subdivision creating 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 property and the lane from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and "Single Family Residential Secondary Suite Zone (RF-SS)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7901-0117-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF-SS Zone from 7.5 metres (25 ft.) to 5.22 metres (17.1 ft.) for proposed Lot 1.
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) completion of the proposed road exchange;
- (e) submission of sufficient security to ensure any necessary upgrading of the secondary suite to the satisfaction of the General Manager, Planning & Development; and
- (f) issuance of Development Variance Permit No. 7901-0117-00.

RES.R01-1610

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2001, No. 14470" pass its first reading.

RES.R01-1611

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. 14470" pass its second reading.

RES.R01-1612

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. 14470" be held at the
City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1613

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL (Cont'd.)NEWTON

27. 7901-0177-00

13569 - 76 Avenue

Balwant Chandi, Rajkiron Chandi & Amy Chandi

CD By-law Amendment

To amend CD By-law No. 13399 to permit certain personal service uses, medical and dental office uses and legal office uses in an existing building.

The General Manager of Planning & Development submitted a report concerning an application for a CD By-law amendment on property located at 13569 - 76 Avenue.

The applicant is proposing:

- amendment to CD By-law No. 13399

in order to permit certain personal service uses (barbershop and beauty parlour), medical and dental office uses and legal office uses in an existing building (Appendix IV).

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

Delegation

A gentleman was present on behalf of the owners and stated that they wish to increase the allowable personal uses on the site and that they have commitments from a physiotherapist who will also do sports medicine, and a barber shop which would provide beauty and barber shop services. The gentleman continued by citing similar zonings in other areas close to the town centre.

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That the application be referred back to the

Planning & Development Department to bring forward a recommendation that would include physiotherapy use within the CD By-law.

RES.R01-1614

Carried with Councillor Bose against

It was

Moved by Councillor Watts

Seconded by Councillor Steele

That the Planning & Development

Department also look at beauty product warehouse uses in the CD By-law.

RES.R01-1615

Defeated with Councillors Bose, Hunt, Tymoschuk and Villeneuve against

RESIDENTIAL/INSTITUTIONAL (Cont'd.)NEWTON

28. 7901-0127-00

5880 and 5852 - 148 Street, and 5865 - 150 Street

Hunter Laird Engineering L

td. (Clarence Arychuk)/

Lakehead Development Ltd. and Therese Peck

NCP Amendment/Rezoning/Development Permit

To amend the South Newton NCP from Townhouses to small lots with single family detached and semi-detached dwellings and rezone from RA to CD to allow development of approx. 90 residential lots. DP to allow construction of semi-detached dwellings.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Community Plan, an application for rezoning, and a Development Permit application on properties located at 5880 and 5852 - 148 Street, and 5865 - 150 Street.

The applicant is proposing:

- an NCP amendment from Townhouse designation to Small Lots with single family detached and semi-detached dwellings;
- a rezoning from RA to CD in order to permit development of approximately 90 residential lots; and
- a Development Permit to allow the construction of semi-detached dwellings

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 Tymoschuk

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the properties from One-Acre Residential Zone (RA) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7901-0127-00 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) input from the Archaeological Branch of the Ministry of Small Business, Tourism and Culture regarding possible archaeological interest in the site. A preliminary archaeological assessment report is attached as Appendix IX; and
 - (d) provision of adequate amenity contribution as a result of reduction in the number of projected dwelling units as a result of the proposed NCP amendment.
4. Council pass a resolution to amend the South Newton NCP to redesignate the land from Townhouses to Small Lots with single family detached and semi-detached dwellings when the project is considered for final adoption.

RES.R01-1616 Carried with Councillor Bose Against

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14471" pass its first reading.

RES.R01-1617 Carried with Councillor Bose against.

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

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14471" pass its second reading.

RES.R01-1618 Carried with Councillor Bose against.

It was then Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14471" be held at the
City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1619 Carried

29. **7901-0157-00**
6595 King George Highway
Anthony Boni (Boni-Maddison Architects)/Cheng-Chung Shen & Li Tsu Lai
Rezoning/Development Permit
Rezoning from RF to CD to allow for development that includes 33 short stay sleeping units, 15 bed temporary homeless shelter and 20 units of supported housing.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 6595 King George Highway.

The applicant is proposing:

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

in order to permit the development of 33 short stay sleeping units, 15 bed temporary homeless shelter and 20 units of supported housing.

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

Delegation

Mr. Charles Madison advised that he represents the architects who are working on the project and that the proposal is for two structures with the larger structure being for a 33-bed short-stay facility, with 15 inclement weather beds.

Mr. Madison noted that the building at the back will be a 20-unit short stay, supported housing project.

A representative from OPTIONS stated that the facility is not a homeless shelter, that they do not take people in from off the street, and all clients are referred. He stated that their emphasis is on reintegrating individuals back into society, and that most of their clients are from Surrey. He advised that the client's needs are assessed and OPTIONS acts as a bridge to resources, with clients being monitored and expected to be actively looking for a place to live.

The OPTIONS representative stated that there is 24-hour, 7-day-a-week staffing and it is anticipated that 3 staff will be on during the day, 4 to 6 staff during the afternoon, and 2 to 3 staff during the night.

It was Moved by Councillor Villeneuve
Seconded by Councillor Bose
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. 7901-0157-00 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) adherence to MELP guidelines pertaining to creek side protection; and satisfying MELP requirements respecting landscaping of the area near the existing culvert which is proposed to be removed; and
 - (c) submission of an acceptable landscaping plan, tree survey and a statement regarding tree preservation.

RES.R01-1620 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14472" pass its first reading.

RES.R01-1621 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14472" pass its second reading.

RES.R01-1622 Carried

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14472" be held at the
 City Hall on September 10, 2001, at 7:00 p.m.
 RES.R01-1623 Carried

SOUTH SURREY

30. 7900-0156-00

2011 Indian Fort Drive & 1987 Ocean Park Drive

Creekside Architects/Clifford Russell Cmolik; Ellen Louise Saklas

Rezoning

From RH and RF to RH and CD to allow a separate structure to contain two (2) guest units in addition to a single family residential building on the lot at 2011 Indian Fort Drive.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 2011 Indian Fort Drive and 1987 Ocean Park Drive.

The applicant is proposing:

- a rezoning from RH and RF to RH and CD

in order to permit a lot line adjustment and development of a single family house and a separate building containing two (2) guest units on the Indian Fort Drive 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 Tymoschuk
 Seconded by Councillor Hunt
 That:

1. A By-law be introduced to rezone the northern portion of the site from Half-Acre Residential Zone (RH) (By-law No. 12000) and Single Family Residential Zone (RF) to Comprehensive Development (CD) Zone (By-law No. 12000) and a date be set for Public Hearing. (Appendix VII).
2. A By-law be introduced to rezone the southern portion of the site from Single Family Residential Zone (RF) (By-law No. 12000) to Half-Acre Residential Zone (RH) (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, rights-of-way where necessary, and a geotechnical study are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) adhere with the Ministry of Environment guidelines pertaining to creekside protection; and
- (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R01-1624

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14473A" pass its first reading.

RES.R01-1625

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 Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14473A" pass its second reading.

RES.R01-1626

Carried with Councillor Bose against

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14473A" be held at the
 City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1627

Carried with Councillor Bose against

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14473B" pass its first reading.

RES.R01-1628

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 Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14473B" pass its second reading.
RES.R01-1629 Carried with Councillor Bose against

It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14473B" be held at the
City Hall on July 23, 2001, at 7:00 p.m.
RES.R01-1630 Carried with Councillor Bose against

31. **7900-0360-00**
3315, 3335 and 3379 - 144 Street
Hunter Laird Engineering Ltd. (Clarence Arychuk)
Vernon and Diane Halliday, Ken and Janice Derpak, Keith and Gail Boswell
Rezoning
From RA to CD and RH-G to allow subdivision into approximately 19 suburban lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 3315, 3335 and 3379 - 144 Street.

The applicant is proposing:

- a rezoning from RA to CD and RH-G

in order to allow subdivision into approximately 19 suburban lots.

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

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

1. By-law No. 12942 to rezone the property at 3335 - 144 Street, which sits at Third Reading, be filed.
2. a By-law be introduced to rezone portions of the properties identified as Area B in the survey plan attached here as Appendix IX from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

3. a By-law to introduced to rezone the portions of the properties identified as Area A in the survey plan attached here as Appendix IX from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Gross Density Zone (RH-G)" and a date be set for Public Hearing .
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.
5. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate the land identified as Area B in Appendix X from Half-Acre Gross Density and One Acre Residential to Suburban Residential (2 units/acre) when the project is considered for final adoption.

RES.R01-1631 Carried with Councillors Villeneuve and Bose against

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1996, No. 12942" be filed.

RES.R01-1632 Carried with Councillors Villeneuve and Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14474A" pass its first reading.

RES.R01-1633 Carried with Councillors Villeneuve and Bose against.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14474A" pass its second reading.

RES.R01-1634 Carried with Councillors Villeneuve and Bose against.

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14474A" be held at the
 City Hall on July 23, 2001, at 7:00 p.m.

RES.R01-1635
Carried with Councillors Villeneuve and
 Bose against.

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14474B" pass its first reading.
 RES.R01-1636
Carried with Councillors Villeneuve and
 Bose against.

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

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14474B" pass its second reading.
 RES.R01-1637
Carried with Councillors Villeneuve and
 Bose against.

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14474B" be held at the
 City Hall on July 23, 2001, at 7:00 p.m.
 RES.R01-1638
Carried with Councillors Villeneuve and
 Bose against.

32. 7901-0038-00

15791 - 39A Ave., Portion of 3833 - 160 St., Portion of 15820 - 40 Ave.

Ken Anderson/Morgan Creek Holdings Inc.

CD By-law Amendment/Development Permit

*Development Permit and amendment to two CD By-laws in order to relocate a
 walkway and create an 11-lot subdivision.*

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Permit, and a CD By-law Amendment on
 properties located at 15791 - 39A Avenue, portion of 3833 - 160 Street, and
 portion of 15820 - 40 Avenue.

The applicant is proposing:

- amendments to CD By-law Nos. 13967 and No. 13614; and

- a Development Permit

in order to permit the development of an 11-lot subdivision and to relocate an existing walkway.

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

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

1. a By-law be introduced to amend CD By-law No. 13614 and CD By-law No. 13967, and a date be set for Public Hearing (Appendix IX).
2. Council discharge Development Permit No. 7995-0156-00 from 15820 - 40 Avenue, and authorize staff to draft Development Permit No. 7901-0038-00 in accordance with the attached drawings (Appendix VIII); and
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; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R01-1639

Carried with Councillor Bose against.

It was

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

AMENDED
RC 7/16/01

No. 12000, Amendment By-law, ~~1994~~, No. ~~11941~~, ~~Amendment By-law, 1999~~, 1998
No. 13614, Amendment By-law 2000, No. 13967, Amendment By-law, 2001,
No. 14475" pass its first reading.

RES.R01-1640

Carried with Councillor Bose against.

RES. R01-1724

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

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, ~~1994, No. 11941, Amendment By-law, 1999,~~ 1998
 No. 13614, Amendment By-law 2000, No. 13967, Amendment By-law, 2001,
 No. 14475". pass its second reading.

AMENDED:
 RC 7/16/01

MS
 RES.R01-1641
 RES.R01-1724

Carried with Councillor Bose against.

It was then Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, ~~1994, No. 11941, Amendment~~ 1998
~~By-law, 1999,~~ No. 13614, Amendment By-law 2000, No. 13967, Amendment
 By-law, 2001, No. 14475". be held at the City Hall on July 23, 2001, at 7:00 p.m.

AMENDED:
 RC 7/16/01

RE
 RES.R01-1642
 RES.R01-1724

Carried with Councillor Bose against.

NEWTON (Cont'd.)

33. **7999-0102-00**
15303, 15355, Portion of 15369, Portion of 15395 Hwy. 10/5646 & 5676 - 152 St. and Portion of 5620 - 152 Street
Sukhi Sandhu/
559006 B.C. Ltd., Gurbaksh Singh Dhanda, Gurmit Kaur Dhanda, Harpaul Singh Dhanda, Harbhajan Singh Dhanda, Surinder Singh Shergill, Sukhwinder Singh Shergill, Chindi Singh Khalora, Sukhwinder Sanghe, Gerald and Diane Hayes, Katherine Bye, Audrey Ellis, Randy Williams and 606200 B.C. Ltd.
 OCP Amendment/Rezoning/Development Permit
OCP amendment from Suburban to Commercial & Urban & rezoning from RA & A-1 to CD to permit development of a commercial-residential project consisting of a 7,898 sq.m. (+85,000 sq.ft.) commercial centre, 58 townhouse units and 7 large urban single family lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and rezoning and Development Permit applications on properties located at 15305, 15355, portion of 15369, portion of 15394 Highway 10/5646 & 5676 - 152 Street, and portion of 5620 - 152 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Commercial and Urban;
- a rezoning from "One-Acre Residential Zone (RA)" and "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)"; and

- a Development Permit

in order to permit the development of commercial-residential project consisting of a ±7,898 square metre (85,000 sq.ft.) commercial centre, 53 townhouse units and 7, large urban single family lots.

The General Manager of Planning & Development was recommending that Council adopt one of the two following courses of action:

Delegation

A representative of the developer advised that they have held two public information meetings on December 6, 2000 and June 20, 2001. He noted that since December 6 they have held 22 meetings either with individual residents, businesses or groups. The representative reviewed the development concept and noted that some of the businesses in Panorama Village will be protected through a restrictive covenant.

It was

Moved by Councillor Watts
Seconded by Councillor Steele
That:

- A.) on the basis that the development proposal includes a significant commercial component which is consistent with Council's objective of expanding business development in the City and meets minimum acceptable planning criteria for infill development:
1. a By-law be introduced to redesignate the property from Suburban to Commercial and 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)" and "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
 3. Council authorize staff to draft Development Permit No. 7999-0102-00 in accordance with the attached drawings subject to the maximum number of townhouse units not exceeding 53 and resolution of outstanding design issues to the satisfaction of the Planning & Development Department.
 4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-

- way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation and Highways;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a restrictive covenant to protect and preserve a 6.0 metre (20 ft.) tree preservation buffer along the easterly (single family) portion of the site and provision of a satisfactory solution to ensure that the said buffer will be maintained;
 - (f) registration of a restrictive covenant to prohibit a grocery or produce store exceeding a floor area of 10,000 square feet;
 - (g) resolution of Parks, Recreation & Culture concerns on the pressure this application will create on existing park facilities in this area to the satisfaction of the General Manager, Parks, Recreation & Culture Department;
 - (h) finalize land exchange with the property located at 5620 - 152 Street; and
 - (i) registration of a restrictive covenant to provide notice that a commercial development has been proposed and approved as part of this plan.
5. Council pass a resolution to amend Newton Local Area Plan to redesignate the land from Suburban Residential (1/2 acre) to Retail Commercial Urban Residential when the project is considered for final adoption.
6. Final adoption of the two by-laws for this proposal proceed concurrently and in tandem with the final adoption of one Rezoning By-law for File No. 7900-0297-00.

RES.R01-1643

Carried with Councillors Bose, Hunt and Villeneuve against.

It was Moved by Councillor Steele
Seconded by Councillor Watts
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 49 Amendment By-law 2001, No. 14476" pass its
first reading.
RES.R01-1644 Carried with Councillors Bose, Hunt and
Villeneuve against.

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

It was Moved by Councillor Steele
Seconded by Councillor Watts
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 49 Amendment By-law 2001, No. 14476" pass its
second reading.
RES.R01-1645 Carried Councillors Bose, Hunt and
Villeneuve against.

It was then Moved by Councillor Steele
Seconded by Councillor Watts
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 49 Amendment By-law 2001,
No. 14476" be held at the City Hall on September 18, 2001, at 7:00 p.m.
RES.R01-1646 Carried Councillors Bose, Hunt and
Villeneuve against.

It was Moved by Councillor Steele
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14477" pass its first reading.
RES.R01-1647 Carried Councillors Bose, Hunt and
Villeneuve against.

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

It was Moved by Councillor Steele
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14477" pass its second reading.
RES.R01-1648 Carried Councillors Bose, Hunt and
Villeneuve against.

It was then
 Moved by Councillor Steele
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14477" be held at the
 City Hall on September 18, 2001, at 7:00 p.m.
 RES.R01-1649
 Carried Councillors Bose, Hunt and
 Villeneuve against.

34. **7900-0297-00**
5706/5722 - 152 Street, Portion of 15369 Highway #10 = 56 Avenue, and
Portion of 15395 Highway #10 = 56 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd./
Diamatzu Enterprises Inc., Sharon McCallan/Kenneth Linklater, Gurbaksh
Singh Dhanda, Gurmit Kaur Dhanda, Harbhajan Singh Dhanda, Harpaul
Singh Dhanda, Surinder Singh Shergill, Sukhwinder Singh Shergill, Chindi
Singh Khalora, and Sukhwinder Sanghe
 OCP Amendment/Rezoning
OCP amendment from Suburban to Urban and rezoning from RA to CD to permit
subdivision into 14, 1/2-acre gross density 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 5706/5722 - 152 Street, Portion of 15369 Highway #10 = 56 Avenue, and Portion of 15395 Highway #10 = 56 Avenue.

The applicant is proposing:

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

in order to permit subdivision into 14, 1/2-acre 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 Steele
 Seconded by Councillor Tymoschuk
 That:

1. The proposed redesignation from Suburban to Urban and the proposed rezoning from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) be approved in principle.
2. a By-law be drafted to redesignate the property from Suburban to Urban.

3. a By-law be drafted to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000).
4. introduction of the two By-laws proceed concurrently and in tandem with the introduction of a rezoning by-law for File No. 7999-0102-00.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation and Highways;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) final adoption of the two By-laws for this proposal proceed concurrently and in tandem with the final adoption of any Rezoning By-law for File No. 7999-0102-00;
 - (f) finalize acquisition of a +/- 3.48 strip of land from the properties to the south located at 15369 and 15395 Highway No. 10 and under application File No. 7999-0102-00;
 - (g) registration of a restrictive covenant providing for a 6.0 metre (20 ft.) wide tree preservation buffer along the east property lien of the site;
 - (h) registration of a Restrictive Covenant to provide notice that a commercial development has been proposed and approved on the neighbouring property to the south; and
 - (i) provision of a compensation to satisfy the 15% open space requirement for half-acre gross density development.

RES.R01-1650

Carried with Councillors Bose and Hunt against.

It was Moved by Councillor Steele
Seconded by Councillor Watts
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 50 Amendment By-law 2001, No. 14478" pass its
first reading.
RES.R01-1651 Carried with Councillors Bose and Hunt
against.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 50 Amendment By-law 2001, No. 14478" pass its
second reading.
RES.R01-1652 Carried with Councillors Bose and Hunt
against.

It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 50 Amendment By-law 2001,
No. 14478" be held at the City Hall on September 18, 2001, at 7:00 p.m.
RES.R01-1653 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14479" pass its first reading.
RES.R01-1654 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, 2001, No. 14479" pass its second reading.
RES.R01-1655 Carried 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, 2001, No. 14479" be held at the
City Hall on September 18, 2001, at 7:00 p.m.
RES.R01-1656 Carried with Councillor Bose against.

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14199"

7900-0246-00 - Jagjit and Kulwinder Gill, Barbar and Kuldeep Tumber,
c/o Roman Fayn, RDM Enterprises Ltd.

RA (BL 12000) to RF (BL 12000) - 9451 - 159A Street - to permit the
development of two single family residential lots.

Approved by Council: December 4, 2000

- * Planning & Development advise that (reference memorandum dated June 29, 2001 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14199" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R01-1657 Carried with Councillor Bose against.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000,
 No. 14033"

7999-0259-00 - Harry and Anne Doubleday; Mike and Hendrika Makarenko;
 Arminder, Dawinder, Harpreet and Balbir Mann,
 c/o H.Y. Engineering Ltd.

A-1 (BL 12000) to RF (BL 12000) & RH (BL 12000) - 8205, 8235, and
 8245 - 170A Street - to permit subdivision into approximately 10 urban
 single family residential lots (Block A) and 3 suburban half-acre
 residential lots (Block B).

Approved by Council: May 15, 2000

- * Planning & Development advise that (reference memorandum dated July 3, 2001
 in By-law back-up) the building scheme which has been filed with the City Clerk
 has been developed by a Design Consultant based on a character study of the
 surrounding neighbourhood. The building scheme will be registered concurrently
 with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219
 Restrictive Covenant will also be registered to tie the building scheme to the land.
- * At the June 19, 2000 Regular Council-Public Hearing meeting, Council requested
 that the developer be requested to preserve as many trees as possible, and that
 staff report back to Council on this matter.

Planning & Development advise that the applicant has significantly increased the
 size of the replacement trees for the proposed lots, and the City Landscape
 Architect has advised this solution acceptable because the site cannot
 accommodate the tree replacement requirement of 2:1. The revised proposal
 shows 20 trees being retained and 48 trees being planted. This issue has been
 adequately addressed to the satisfaction of the City Landscape Architect.

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14033" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R01-1658 Carried with Councillor Bose against.

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14164"

7900-0228-00 - Kwantlen Square Developments Ltd.

RA (BL 12000) to CD (BL 12000) - 12570, 12576, 12590 - 72 Avenue;
7161 and 7171 - 126 Street - to permit the development of an
approximately 10,668 square metre (35,000 sq.ft.) retail commercial
centre.

Approved by Council: November 6, 2000

Note: A Development Permit (7900-0228-00) on the site is to be considered for
Final Approval under Item I.1.(b).

- * Planning & Development advise (reference memorandum dated July 3, 2001 in
by-law back-up) that it is now in order for Council to pass a resolution amending
the West Newton Local Area Plan to redesignate the site from Townhouses 8 - 15
units per acre to Commercial.

It was
amended to redesignate the site from Townhouses 8 - 15 units per acre to
Commercial.

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the West Newton Local Area Plan be

RES.R01-1659

Carried

It was
No. 12000, Amendment By-law, 2000, No. 14164" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

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

RES.R01-1660

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7901-0057-00**
Arcadian Architecture/56232 BC Ltd.
510232 BC Ltd.
9488 - 138 Street

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

"That Development Permit No. 7901-0057-00 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 Steele
That Development Permit

No. 7901-0057-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R01-1661

Carried

(b) **Development Permit No. 7900-0228-00
Kwantlen Square Developments Ltd.**

7161, 7171 - 126 Street and 12570, 12576, 12590 - 72 Avenue

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

"That Development Permit No. 7900-0228-00 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 Steele
That Development Permit No.7900-0228-00

be approved; that the Mayor and Clerk be authorized to sign the Development ~~Variance~~ Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R01-1662

Carried

- (c) **Development Permit No. 7901-0051-00**
371773 BC Ltd.
 6531 - 148 Street

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

"That Development Permit No. 7901-0051-00 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 Steele
That Development Permit
 No. 7901-0051-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R01-1663 Carried

J. ADJOURNMENT

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

meeting do now adjourn.

RES.R01-1664 Carried

The Regular Council- Land Use meeting adjourned at 5:26 p.m.

Certified Correct:



 Acting City Clerk



 Mayor