



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 5, 2001
Time: 4:30 p.m.

Present:

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

Absent:

Councillor Eddington
Councillor Higginbotham

Councillors Entering Meeting as Indicated:

Councillor Villeneuve

Staff Present:

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That Council vary the Agenda to consider

Section C. Corporate Report L004 prior to consideration of Section B. Land Use
Applications.

RES.R01-2456

Carried

A. ADOPTION OF MINUTES

C. CORPORATE REPORTS

1. The Corporate Reports under date of November 5, 2001 were considered and dealt with as follows:

Item No. L004 Proposed Amendments to the RF-12 Zone
File: 0665-002

The General Manager, Planning & Development submitted a report to obtain Council approval for proposed amendments to the draft RF-12 Zone so that the zone better accommodates recent development trends respecting small lot developments.

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

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

1. Approve the proposed amendments to the draft Single Family Residential (12) Zone (RF-12) as described in Appendix II;
2. Authorize the City Clerk to introduce an amendment By-law to the Surrey Zoning By-law, 1993, No. 12000 to incorporate amendments to the "Single Family Residential (12) Zone (RF-12)" and other related text amendments as documented in Appendix III; and
3. Authorize staff to bring forward consequential amendments to other City By-laws prior to final adoption of the RF-12 Zone.

RES.R01-2457

Carried**H. BY-LAWS**

INTRODUCTIONS

10. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14549"

0023-14549/0665-002 - Council Initiated Text Amendment

Surrey Zoning By-law, 1993, No. 12000, as amended is hereby further amended as follows:

The index, Part 1 Definitions is amended in Density-Floor Area Ratio, Part 3 Zones, Part 4 General Provisions and Part 52 Comprehensive Development Zone are amended to include new RF-12 Single Family Residential (12) Zone. Part 4 General Provisions is amended in Sections E.15 and F.1. New Part 17A Single Family Residential (12) Zone is inserted.

These amendments are generally consistent with compact housing trends in other lower mainland municipalities and the RF-12 zone will accommodate the majority of small lot developments.

Approved by Council: To be approved

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2001, No. 14549" pass its first reading.

RES.R01-2458

Carried

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

RES.R01-2459	It was No. 12000, Text Amendment By-law, 2001, No. 14549" pass its second reading.	Moved by Councillor Hunt Seconded by Councillor Watts That "Surrey Zoning By-law, 1993, 14549" pass its second reading. <u>Carried</u>
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RES.R01-2460	It was then By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14549" be held at the City Hall on November 19, 2001, at 7:00 p.m.	Moved by Councillor Hunt Seconded by Councillor Watts That the Public Hearing on "Surrey Zoning 14549" be held at the City Hall on November 19, 2001, at 7:00 p.m. <u>Carried</u>
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B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

1. **7901-0112-00**
18998 - 54 Avenue
Coastland Engineering & Surveying Ltd./Walter Ferancik
OCP Amendment/Rezoning
Amend OCP from Suburban to Industrial and rezone from A-1 to IL to facilitate future industrial development.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan on property located at 18998 – 54 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Industrial; and
- a rezoning from A-1 to IL;

in order to facilitate future industrial 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 Hunt
Seconded by Councillor Watts
That:

1. a By-law be introduced to redesignate the property from Suburban to Industrial and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (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) dedication of a 10.0-metre (33 ft.) wide road along the east property line for a future connector road between 52 Avenue and 54 Avenue; and
 - (c) approval from the Ministry of Water, Land and Air Protection.
4. Council pass a resolution to amend the Cloverdale Area Plan to redesignate the land from Suburban to Light Impact Industrial when the project is considered for final adoption.

RES.R01-2461 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 54 Amendment By-law 2001, No. 14542" pass its first reading.

RES.R01-2462 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 Official Community Plan
By-law, 1996, No. 12900, No. 54 Amendment By-law 2001, No. 14542" pass its second reading.

RES.R01-2463 Carried with Councillor Bose against.

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, No. 54 Amendment By-law 2001,
 No. 14542" be held at the City Hall on November 19, 2001, at 7:00 p.m.
 RES.R01-2464 Carried

It was
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14543" pass its first reading.
 RES.R01-2465 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. 14543" pass its second reading.
 RES.R01-2466 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. 14543" be held at the
 City Hall on November 19, 2001, at 7:00 p.m.
 RES.R01-2467 Carried

NEWTON

2. **7900-0276-00**
8469 - 132 Street
Kal Chahal/Paramjit Singh Bains/Paramjeet Kaur Bains
 Rezoning/Development Permit/Development Variance Permit
Rezoning the easterly portion of the property from RA to IL. . Development Permit to permit a free-standing sign. Development Variance Permit to vary the Zoning By-law requirements for paving the parking area.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, a Development Permit, and a Development Variance Permit on property located at 8469 - 132 Street.

The applicant is proposing:

- a rezoning of the easterly portion of the property from RA to IL;
- a Development Permit to allow a free-standing sign; and
- a Development Variance Permit to relax the following by-law regulations:

- Surrey Zoning By-law, 1993, No. 12000, as amended, in Section 5(a) of Part 5 Off-Street Parking, the requirement that the truck parking area shall be surfaced with an asphalt, concrete or similar pavement is varied

in order to permit the development of a truck parking facility.

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 easterly portion of the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0276-00 in accordance with the attached drawings (Appendix VI).
3. Council approve Development Variance Permit No. 7900-0276-00, varying the following to proceed to Public Notification:
 - (a) to vary the Zoning By-law requirement for paving the parking area with asphalt, concrete or similar pavement to allow gravel paving.
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) input from the Ministry of Environment;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) the applicant is to remove the existing damaged workshop buildings that encroach into the creek setback area; and
 - (e) provision of a Section 219 Restrictive Covenant to prevent a truck wash, storage of waste petroleum fluids and vehicle maintenance on the lands.

RES.R01-2468

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14383" pass its first reading.
 RES.R01-2469 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14383" pass its second reading.
 RES.R01-2470 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14383" be held at the
 City Hall on November 19, 2001, at 7:00 p.m.
 RES.R01-2471 Carried

3. **7901-0268-00**
12101 - 72 Avenue
TDL Group Ltd. (Harry Shnyder)/Westpen Properties Ltd.
 Development Variance Permit
To vary the number of fascia signs.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
- number of fascia signs is varied to four.

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

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

1. Council approve Development Variance Permit No. 7901-0268-00, varying the following, to proceed to Public Notification:
 - (a) the Sign By-law regulations relating to the minimum number of fascia signs allowed for the subject premise to be increased to four.

RES.R01-2472 Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE**4. 7901-0199-00****18915 and 18937 - 64 Avenue****Clarence Arychuk/City of Surrey**

Rezoning

From RA to RF in order to permit the development of approximately eighteen (18) single family lots and a remainder lot for Fire Hall No. 15.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 18915 and 18937 –64 Avenue.

The applicant is proposing:

- a rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)"

in order to permit subdivision into approximately eighteen (18) single family lots and a remainder lot for Fire Hall No. 15.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That:

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

RES.R01-2473

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14544" pass its first reading.
 RES.R01-2474 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14544" pass its second reading.
 RES.R01-2475 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14544" be held at the
 City Hall on November 19, 2001, at 7:00 p.m.
 RES.R01-2476 Carried

FLEETWOOD/GUILDFORD

5. **7900-0307-00**
7764 & 7878 - 168 Street; 16890, 16910, 16916 & 16934 Fraser Highway
Damax Consultants Ltd./Richard Claude Hayward,
BC Gas Utility Ltd. (Inc. No. 368681) Nancy Ellen Schiedel
 OCP Amendment/Rezoning
Rezone from RA to RH, RF and RF-12 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 & 16934 Fraser Highway.

The applicant is proposing:

- a rezoning from RA to RH, RF and RF-12; and
- an OCP amendment for a portion of the site from Suburban to Urban (which received Third Reading on July 23, 2001)

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 Steele
That:

1. third Reading and Public Hearing for Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14464B be rescinded and the By-law be amended to rezone 16910 Fraser Highway and portions of 16890, 16916 and 16934 Fraser Highway from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (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 yards of lots adjacent to Fraser Highway and for median plantings;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" 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 and submission of appropriate bonding to the satisfaction of the General Manager, Parks, Recreation & Culture Department.

RES.R01-2477

Carried

Councillor Villeneuve entered the meeting at 4:36 p.m.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council rescind Resolution

No. R-01-1892 of the July 23, 2001 Regular Council minutes passing third reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14464B".

RES.R01-2478 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14464B" by deleting all reference to CD in Section 1 and replacing it with reference to RF-12, and by deleting Section 2A to 2K in their entirety.

RES.R01-2479 Carried

It was 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. 14464B" be held at the City Hall on November 19, 2001, at 7:00 p.m.

RES.R01-2480 Carried

6. 7901-0200-00
8230 - 168 Street
Sunny Shoker/City of Surrey
 Rezoning

From A-1 to RF to permit development of 18 single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 8230 – 168 Street.

The applicant is proposing:

- a rezoning from A-1 to RF

in order to permit the development of 18 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 Steele
That:

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

RES.R01-2481 Carried

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14545" pass its first reading.

RES.R01-2482 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. 14545" pass its second reading.

RES.R01-2483 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. 14545" be held at the City Hall on November 19, 2001, at 7:00 p.m.

RES.R01-2484

Carried

7. **7901-0224-00**

8361 - 140 Street

Bob Dhaliwal/K and J Yue

Rezoning/Development Variance Permit

Rezone from A-1 to PA-2 to allow the construction of an assembly hall accommodating more than 300 people. Development Variance Permit to permit parking in the front yard setback.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 8361 - 140 Street.

The applicant is proposing:

- a rezoning from A-1 to PA-2; and
- a Development Variance Permit to vary the following by-law regulations:
- to allow parking in the front yard setback

in order to permit the development of an assembly hall accommodating over 300 people.

Delegation

Maciej Dembek, Barnett, Dembek Architects, was present to comment on the denial, and advised that he represented the applicants. Mr. Dembek stated that the property was surrounded by park and greenspace, and could not be rezoned in terms of any other use than what is proposed. He noted that the proposed use is consistent with other uses on major arterials.

Mr. Dembek advised that there were some problems with landscape setbacks and parking in the front yard, but these can be removed should Council decide to proceed.

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

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

1. application 7901-0224-00 be denied.
2. staff be instructed to bring forward an amendment to the PA Zones to prohibit stand alone banquet facilities within these zones.

RES.R01-2485

Carried**8. 7901-0230-00**

**8620, 8638, 8676, 8690, 8708 and 8718 - 167 Street
and 16711 - 86A Avenue**

Dana Walter/Twin City Developments Inc., Eugene and Dana Walter, Arturo and Victoria Santos, Shuk Hing Woo, Sandeep Gill, Sidney and Cheryl Thompson, Jan and Juanita Petersen c/o Dana Walter

Rezoning

Amend CD By-law No. 13558 to increase the maximum floor area ratio for a portion of a Suburban single family subdivision.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 8620, 8638, 8676, 8690, 8708 and 8718 - 167 Street, and 16711 - 86A Avenue.

The applicant is proposing:

- to amend CD By-law No. 13558

in order to increase the maximum permitted floor area ratio from 0.30 to 0.34 for a portion of a Suburban single family subdivision.

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

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

1. a By-law be introduced to amend specific density provisions of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13558 and a date be set for Public Hearing (Appendix V).

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.R01-2486

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 1998, No. 13558, Amendment By-law, 2001,

No. 14546" pass its first reading.

RES.R01-2487

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 1998, No. 13558, Amendment By-law, 2001,

No. 14546" pass its second reading.

RES.R01-2488

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Watts

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13558, Amendment

By-law, 2001, No. 14546" be held at the City Hall on November 19, 2001, at

7:00 p.m.

RES.R01-2489

Carried

NEWTON

9. **7901-0263-00**

5755 - 136 Street

Manjinder Khandal/Sarbjit S. Takhar and Surjit K. Takhar

Rezoning

From RA to RH to permit a 2 lot single family residential subdivision.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 5755 - 136 Street.

The applicant is proposing:

- a rezoning from RA to RH

in order to permit the development of a 2-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 "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation and Highways; and
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R01-2490 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14547" pass its first reading.

RES.R01-2491 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. 14547" pass its second reading.

RES.R01-2492 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. 14547" be held at the
 City Hall on November 19, 2001, at 7:00 p.m.

RES.R01-2493

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL (Cont'd.)

NEWTON

10. 7901-0253-00

7234 - 132 Street

Andy Aadmi/Edward Madsen

Rezoning/Development Variance Permit

*Rezone from RF to IL to permit the development of Automotive Service Uses.
 Development Permit to permit development of 2 automotive service buildings.
 Development Variance Permit to vary the south side yard setback & permit
 3 fascia signs per premise.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 7234 - 132 Street.

The applicant is proposing:

- a rezoning from RF to IL;
- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - Surrey Zoning By-law, 1993, No. 12000, Part 48 "Light Impact Industrial Zone", Section F. "Yards and Setbacks" in order to permit a south side yard setback of 4.5 metres (15 ft.) vs. 7.5 metres (25 ft.).
 - Surrey Sign By-law, 1999, By-law No. 13656 Part 5 "Signs in Commercial/Industrial Zones", Section 27 "Permit Required", Subsection 2 in order to permit one (1) fascia sign on the east face and one (1) fascia sign on the south face of the proposed oil change building (Building A) and one (1) fascia sign on the south face and two (2) fascia signs on the west face of the proposed car detailing building (Building B).

in order to permit the development of a drive-thru oil change facility and car detailing operation.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7901-0253-00 in accordance with the attached drawings (Appendix II);
3. Council approve Development Variance Permit No. 7901-0253-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required south side yard setback of the Light Impact Industrial Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
 - (b) to permit one (1) fascia sign on the east face and one (1) fascia sign on the south face of the proposed oil change building (Building A).
 - (c) to permit one (1) fascia sign on the south face and two (2) fascia signs on the west face of the proposed car detailing building (Building B).
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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) registration of a reciprocal access and shared parking agreement between the site and the property to the south;
 - (e) registration of a Restrictive Covenant restricting driveway access to 132 Street to right-in/right-out only; and
 - (f) addressing comments of the Advisory Design Panel to the satisfaction of the Planning & Development Department.

RES.R01-2494

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14551" pass its first reading.
 RES.R01-2495 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. 14551" pass its second reading.
 RES.R01-2496 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. 14551" be held at the
 City Hall on November 19, 2001, at 7:00 p.m.
 RES.R01-2497 Carried

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

11. **7901-0104-00**
15317, 15335, 15361, 15393 - 36 Avenue
Porte Realty/Raymond and Donna Shareski, Stephen Stewart and
Mildred Chang, Timothy and Ngan Gee Saxton
 NCP Amendment/Rezoning
To rezone from RA to CD to allow a 40 small lot subdivision and to amend the
Rosemary Heights Central Neighbourhood Concept Plan to redesignate the site
from Townhouse to Single Family Small Lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an NCP Amendment on properties located at 15317, 15335, 15361, 15393 - 36 Avenue.

The applicant is proposing:

- an NCP amendment from Townhouse to Single Family Small Lot;
- a rezoning from RA to CD;

in order to permit the development of 40 single family small lots.

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

Delegation

David Porte was present to comment on the proposed rezoning on behalf of the applicant. He noted that they held a public information meeting in July, and also with the Rosemary Heights Steering Committee. Mr. Porte noted that at the public information meeting, there was a concern with density, but no overall concern with the development proposal. He noted that the Steering Committee was split on townhouse or small lot single family.

Mr. Porte continued that 3 additional meetings have been held with the Steering Committee which has grown from 3 to approximately 6 members. Mr. Porte commented on changes to landscaping, side yard and flanking street setbacks, and enhanced landscaping along 36th Avenue. Mr. Porte noted that they have tried to address all of the issues as they have arisen, and feel that the concerns identified at the public information meeting and by the Steering Committee have been addressed.

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Bose

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) resolution of the shortfall in NCP amenity contributions to the satisfaction of the Planning & Development Department.
3. Council pass a resolution before final adoption to amend Rosemary Heights Central NCP to redesignate the land from "Townhouse" to "Single Family Small Lots".

Before the motion was put:-

It was

Moved by Councillor Watts

Seconded by Councillor Hunt

That the application be referred back to staff

and the developer to address issues which have been raised in the community.

RES.R01-2498

Carried with Councillors Bose, Tymoschuk and Villeneuve against.

C. CORPORATE REPORTS

Item No. L004 Proposed Amendments to the RF-12 Zone
File: 0665-002

This item was dealt at the beginning of the meeting.

Item No. L005 Proposed Patron Capacity Increases for Neighbourhood Pubs
File: 2156-001

The General Manager, Planning & Development submitted a report to advise Council of the applications received by the City for increased patron seating capacity for 14 liquor licensed establishments in accordance with the recently revised liquor licensing regulations and to obtain a resolution of Council regarding the applications to be forwarded to the Liquor Control and Licensing Branch (LCLB).

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

It was

Moved by Councillor Watts

Seconded by Councillor Tymoschuk

That Council:

1. Receive this report as information;
2. Resolve, after considering the potential effects of the proposed increase to licensed seating capacity including community impact, traffic, noise, access and parking, to support a patron capacity increase of an additional 50% for each of the following neighbourhood pubs:
 - Donegal's Neighbourhood Pub at 12054 - 96 Avenue being increased from 100 to 150 patron capacity, subject to the registration of an easement for public right of passage, with or without vehicles over part of the property on which the pub is located to the satisfaction of the City;
 - Wheelhouse Neighbourhood Pub at 12811 - 96 Avenue, being increased from 100 to 150 patron capacity;

- Active Pass Neighbourhood Pub at 14817 - 108 Avenue, being increased to from 125 to 176 patron capacity;
 - Guildford Station Neighbourhood Pub at 10176 - 154 Street, being increased from 65 to 98 patron capacity;
 - The Sawmill Neighbourhood Pub at 9613 - 192 Street, being increased from 65 to 98 patron capacity;
 - Green Timbers Neighbourhood Pub at 9167 - 148 Street, being increased from 65 to 98 patron capacity;
 - Fleetwood Arms Neighbourhood Pub at 8410 - 160 Street, being increased from 65 to 98 patron capacity subject to the owner of the pub providing 24 additional parking spaces for pub patrons to the satisfaction of the City;
 - Hook and Ladder Neighbourhood Pub at 8593 - 132 Street, being increased from 65 to 98 patron capacity;
 - Garry T's Neighbourhood Pub at 12025 - 72 Avenue, being increased from 65 to 89 patron capacity;
 - Robin Hood Neighbourhood Pub at 13468 - 72 Avenue, being increased from 65 to 98 patron capacity;
 - The Dolphin Neighbourhood Pub at #229, 7115 - 138 Street, being increased from 65 to 98 patron capacity;
 - Samz Neighbourhood Pub at 19580 - 56 Avenue, being increased from 65 to 98 patron capacity;
 - Sawbuck's Neighbourhood Pub at 1626 - 152 Street, being increased from 97 to 146 patron capacity; and
 - Hampton's Neighbourhood Pub at 960, 15355 - 24 Avenue, being increased from 65 to 98 patron capacity;
3. Request the General Manager of the Liquor Control and Licensing Branch that as a condition of approval require the owner of each affected pub to submit to the City of Surrey a building permit application complete with a revised seating plan with the increased patron seating capacity that demonstrates compliance with the B.C. Building Code and Fire Code; and
4. Authorize the Acting City Clerk to advise the General Manager of the Liquor Control and Licensing Branch in writing of Council's resolution related to each application.

RES.R01-2499

Carried with Councillor Hunt against.**D. ITEMS TABLED BY COUNCIL****E. DELEGATIONS****F. CORRESPONDENCE**

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

- 1. "Surrey Land Use Contract No. 73 Authorization By-law, 1976, No. 4277 Discharge By-law, 1994, No. 12334"

5692-0455-00 - 264215 BC Ltd.

To authorize the discharge of Land Use Contract No. 73 over properties at 13440/42/44/46/48/50/52/54/56 - 108 Avenue; 10753 - 135 Street; and 10755/57/59/61/63/65/67/69 - 135 Street.

Approved by Council: May 17, 1994

- * This by-law is proceeding in conjunction with By-law No. 12335.
- * Planning & Development advise that (reference memorandum dated October 30, 2001 in by-law back-up) By-law Nos. 12334 and 12335 should be filed as the application has been inactive for 7 years and the applicant has not responded to the registered letter sent on September 20, 2001 advising that as the file has been inactive for seven years, the application would be taken before Council with a request that it be filed.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Land Use Contract No. 73
 Authorization By-law, 1976, No. 4277 Discharge By-law, 1994, No. 12334" be
 filed.

RES.R01-2500

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12335"

5692-0455-00 - 264215 BC Ltd.

C-R(1) (BL 5942) to C-35 (BL 12000) - 13440/42/44/46/48/50/52/54/56 - 108 Avenue; 10753 - 135 Street; and 10755/57/59/61/63/65/67/69 - 135 Street - to permit the construction of an 18-storey apartment hotel.

Approved by Council: May 17, 1994

- * This by-law is proceeding in conjunction with By-law No. 12334
- * Planning & Development advise that (reference memorandum dated October 30, 2001 in by-law back-up) By-law Nos. 12334 and 12335 should be filed as the application has been inactive for 7 years and the applicant has not responded to the registered letter sent on September 20, 2001 advising that as the file has been inactive for seven years, the application would be taken before Council with a request that it be filed.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1994, No. 12335" be filed.

RES.R01-2501

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14508A"

7900-0123-00 - City of Surrey and Cloverdale (Pacific No. 6) Branch of the Royal Canadian Legion, c/o Gerry Olma, Avondale Development Corporation

RF (BL 12000), C-8 (BL 12000) and C-15 (BL 12000) to CD (BL 12000) - 17568 - 58A Avenue, Portion of 5710 - 175 Street (also shown as 5798 - 175 Street), Portion of 17567 - 57 Avenue, 17536 - 58 Avenue; 5836 Cloverdale By-pass (road) - to permit the re-development of the Cloverdale Mall and facilitate the proposed land exchange between the Mall and the Royal Canadian Legion.

Approved by Council: September 4, 2001

- * This by-law is proceeding in conjunction with By-law No. 14508B
- * Planning and Development advise that (reference memorandum dated October 25, 2001 in by-law back-up) the applicant has confirmed their intent to let the purchase agreement lapse and will not be proceeding with this application. In light of this, Council may file the by-laws and instruct staff to close the associated Development Permit and Development Variance Permit applications.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14508A" be filed.

RES.R01-2502

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14508B."

7900-0123-00 - City of Surrey and Cloverdale (Pacific No. 6) Branch of the Royal Canadian Legion, c/o Gerry Olma, Avondale Development Corporation

C-8 (BL 12000) and C-15 (BL 12000) to C-15 (BL 12000) - Portion of 5710 - 175 Street (also shown as 5798 - 175 Street), and Portion of 17567 - 57 Avenue - to permit the re-development of the Cloverdale Mall and facilitate the proposed land exchange between the Mall and the Royal Canadian Legion.

Approved by Council: September 4, 2001

- * This by-law is proceeding in conjunction with By-law No. 14508A.

Note: See Development Permit and Development Variance Permit No. 7900-0123-00, Clerk's Report Item I.2(b) of this agenda.

- * Planning and Development advise that (reference memorandum dated October 25, 2001 in by-law back-up) the applicant has confirmed their intent to let the purchase agreement lapse and will not be proceeding with this application. In light of this, Council may file the by-laws and instruct staff to close the associated Development Permit and Development Variance Permit applications.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14508B." be filed.

RES.R01-2503

Carried

FINAL ADOPTIONS

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14107"

7900-0049-00 - Kartar Enterprises Ltd., c/o Mainland Engineering Corporation

RA (BL 12000) to IL (BL 12000) - 7969 - 132 Street - to permit the development of an industrial building to accommodate an automotive service facility.

Approved by Council: September 5, 2000

Note: A Development Permit (7900-0049-00) on the site is to be considered for Final Approval under Item I.1(b)

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14107" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R01-2504 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14370"

7900-0344-00 - Colebrook Equities Ltd., and Michael Boschman
 c/o Mike Helle, Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 6685 - 184 Street - to permit
 subdivision into approximately 5 single family lots.

Approved by Council: April 9, 2001

* Planning & Development advise that (reference memorandum dated
 October 26, 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 Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14370" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R01-2505 Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 38 Amendment
 By-law, 2000, No. 14170"

7900-0188-00 - Bharpur S. Kurry, c/o H.Y. Engineering & Surveying

To authorize the redesignation of the property located at 8271 - 146 Street from
 Suburban (SUB) to Urban (URB).

Approved by Council: November 6, 2000

This by-law is proceeding in conjunction with By-law No. 14171.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 38 Amendment By-law, 2000, No. 14170" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R01-2506

Carried with Councillor Bose against.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14171"

7900-0188-00 - Bharpur S. Kurry, c/o H.Y. Engineering & Surveying

RA (BL 12000) to RF (BL 12000) - 8271 - 146 Street - to permit
 subdivision into approximately 5 single family lots.

Approved by Council: November 6, 2000

This By-law is proceeding in conjunction with By-law 14170.

- * Planning & Development advise that (reference memorandum dated
 October 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.
- * Planning & Development advise that it is now in order for Council to pass a
 resolution amending the Fleetwood Local Area Plan to redesignate the site from
 Suburban Residential to Urban Residential.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Fleetwood Local Area Plan be
 amended to redesignate the site from Suburban Residential to Urban Residential.

RES.R01-2507

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, 2000, No. 14171" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2508

Carried with Councillor Bose against.

- 9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14178"

7998-0176-00 - Chantal and Werner Knoll, Marlyse and Edgar Wegener, Elisabeth and Helmut Pfeifer, Cornelia Weimer, Georg Pfeifer, c/o Petro-Canada (Eric Fefer)

CG-2 (BL12000) & CHI (BL 12000) to CD (BL12000) - 15211 Fraser Highway, 15227 Fraser Highway - to permit the development of a new combined self-service and full-service gasoline station with convenience store and upgrade the existing car wash facility.

Approved by Council: November 20, 2000

Note: A Development Permit (7998-0176-00) on the site is to be considered for Final Approval under Item I.1(c).

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14178" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2509

Carried

INTRODUCTIONS

- 10. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14549"

0023-14549/0665-002 - Council Initiated Text Amendment

Surrey Zoning By-law, 1993, No. 12000, as amended is hereby further amended as follows:

The index, Part 1 Definitions is amended in Density-Floor Area Ratio, Part 3 Zones, Part 4 General Provisions and Part 52 Comprehensive Development Zone are amended to include new RF-12 Single Family Residential (12) Zone. Part 4 General Provisions is amended in Sections E.15 and F.1. New Part 17A Single Family Residential (12) Zone is inserted.

These amendments are generally consistent with compact housing trends in other lower mainland municipalities and the RF-12 zone will accommodate the majority of small lot developments.

Approved by Council: To be approved

NOTE: This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. L004 of the Agenda.

This by-law was dealt with earlier in the meeting, following Corporate Report L004.

I. CLERK'S REPORT**1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7901-0060-00**
Dennis, Glenn, Steven, Lawrence & Raymond Fung
7635 - 168 Street

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

"That Development Permit No. 7901-0060-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was
Moved by Councillor Hunt
Seconded by Councillor Watts
That Development Permit
No. 7901-0060-00 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.R01-2510

Carried

- (b) **Development Permit No. 7900-0049-00**
Kartar Enterprises Ltd.
7969 - 132 Street

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

"That Development Permit No. 7900-0049-00 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."

Note: See By-law 14107, Item H.5 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Permit

No. 7900-0049-00 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.R01-2511

Carried

- (c) **Development Permit No. 7998-0176-00**
Petro-Canada (Eric Fefer)/
Chantal Knoll, Werner Knoll, Marlyse Wegener, Edgar Wegener,
Elisabeth Pfeifer, Helmut Pfeifer, Cornelia Weimer and
George Pfeifer
 15211/15227 Fraser Highway

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

"That Development Permit No. 7998-0176-00 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."

Note: See By-law 14178, Item H.9 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Permit

No. 7998-0176-00 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.R01-2512

Carried

- (d) **Development Permit No. 7901-0179-00**
Ray Fung, R. Fung & Associates/Trans Western Express Inc.
 10077 Grace Road

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

"That Development Permit No. 7901-0179-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that

Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Permit

No. 7901-0179-00 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.R01-2513

Carried

2. Application/By-laws/Permits to be Filed

- (a) **Development Variance Permit No. 7996-0223-00**
Jih-Chang Lai, c/o Aplin & Martin Consultants Ltd.
 18711 - 54 Avenue

Memo from the Manager, North Surrey Section, Planning & Development Department, advising that the file has been inactive for more than two years, and the applicant has not responded to letter dated May 16, 2001 regarding outstanding requirements.

Planning & Development are recommending to Council that Development Variance Permit No. 7996-0223-00 be filed.

Note: Rezoning Application No. 7996-0223-00 was filed at the July 9, 2001 Regular Council meeting.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit

No. 7996-0223-00 be filed.

RES.R01-2514

Carried

- (b) **Development Variance Permit No. 7900-0123-00**
Development Permit No. 7900-0123-00
Cloverdale (Pacific No. 6) Branch of The Royal Canadian Legion
Cloverdale, B.C. and The City of Surrey
c/o Gerry Olma, Avondale Development Corporation
 - 17568 - 58A Avenue, Portion of 5710 - 175 Street (also shown as 5798 - 175 Street), Portion of 17567 - 57 Avenue, 17536 - 58 Avenue; 5836 Cloverdale By-pass (road)

Memo from the Manager, Area Planning & Development Division, Planning & Development Department, advising that the applicant has

confirmed their intent to let the purchase agreement lapse and will not be proceeding with this application.

Planning & Development are recommending to Council that Development Variance Permit No. 7900-0123-00 and Development Permit No. 7900-0123-00 be filed.

Note: See By-law No. 14508B to be filed, Item H.4 of this agenda.

It was
Moved by Councillor Hunt
Seconded by Councillor Watts
That Development Variance Permit
No. 7900-0123-00 and Development Permit No. 7900-0123-00 be filed.

RES.R01-2515

Carried

2. Application/By-laws/Permits to be Filed

- (c) **Development Permit No. 7998-0020-00**
Vane Investments
10128 Grace Road

Memo from the Manager, North Surrey Section, Planning & Development Department, advising that the file has been inactive for three years, and the applicant has not responded to letter dated August 1, 2001 regarding outstanding requirements.

Planning & Development are recommending to Council that Development Permit No. 7998-0020-00 be filed.

It was
Moved by Councillor Hunt
Seconded by Councillor Watts
That Development Permit
No. 7998-0020-00 be filed.

RES.R01-2516

Carried

J. ADJOURNMENT

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

RES.R01-2517

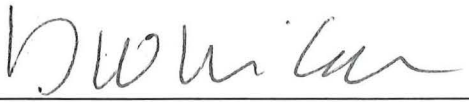
Carried

The Regular Council- Land Use meeting adjourned at 5:31 p.m.

Certified Correct:



Acting City Clerk



Mayor