

City of Surrey

Regular Council - Land Use Minutes

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
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL INDUSTRIAL

FLEETWOOD/GUILDFORD

1. 7901-0237-00

15955 Fraser Highway

John Henshaw/Lorol Holdings Ltd.

Development Permit/Development Variance Permit

Development Permit to permit the construction of a retail/ office building.

Development Variance Permit to increase building height, reduce the front & side yard setbacks, reduce the required number of parking spaces & vary landscaping requirements.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 15955 Fraser Highway.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - reduce the minimum front yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
 - reduce the minimum side yard setback from 4.8 metres (16 ft.) to 0;

- increase the maximum building height from 9 metres (30 ft.) to 10.85 metres (36 ft.);
- reduce the minimum number of parking spaces from 75 spaces to 37 spaces; and
- vary the minimum screen planting along a portion of the north property line from a 1.5-metre high (5 ft.) solid decorative fence to a 2.3-metre (7.5 ft.) high open trellis structure

in order to permit the development of a two-storey retail/office building.

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

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7901-0237-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7901-0237-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of CD By-law No. 11151 from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
 - (b) to reduce the minimum side yard setback of CD By-law No. 11151 from 4.8 metres (16 ft.) to 0 metre (0 ft.);
 - (c) to increase the maximum building height of CD By-law No. 11151 from 9 metres (30 ft.) to 10.85 metres (36 ft.);
 - (d) to reduce the minimum number of on-site parking spaces required in CD By-law No. 11151 (Zoning By-law No. 5942) from 75 to 37; and
 - (e) vary the minimum screen planting of CD By-law No. 11151 required along a portion of the north property line from a 1.5 metre (5 ft.) high solid decorative fence to a 2.3-metre (7.5 ft.) high open trellis structure.
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; and

- (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R02-705

Carried

2. 7902-0057-00
10383 - 150 Street
John Blake/Barop Construction
Liquor Permit

Patron capacity increase in the existing pub in Guildford from 100 seats to 150 seats.

The General Manager of Planning & Development submitted a report concerning an application for a Liquor Permit on property located at 10383 - 150 Street.

The applicant is proposing to increase the capacity in an existing pub from 100 seats to 150 seats.

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. Council 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 from 100 to 150 for The Moose Pub and Grill at 10383 - 150 Street.
2. Council request the General Manager of the Liquor Control and Licensing Branch, that as a condition of approval, require the owner to submit a building permit application to the City of Surrey with a revised seating plan with the increased patron seating capacity that demonstrates compliance with the B.C. Building Code and Fire Code.
3. Council authorize the Acting City Clerk to advise the General Manager of the Liquor Control and Licensing Branch in writing of Council's resolution to approve the increased seating capacity.

RES.R02-706

Carried with Councillor Hunt against.

NEWTON

3. **7902-0081-00**
7982 - 128 Street, 12888 - 80 Avenue
Mr. Wayne Ellis/Various Owners
 Development Permit

To amend Development Permit No. 7999-0150-00 by modifying the design and height of the approved free-standing signs.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 7982 - 128 Street and 12888 - 80 Avenue.

The applicant is proposing to amend Development Permit No. 7999-0150-00 (at 7928 - 128 Street and 12888 - 80 Avenue) by modifying the design and height of approved free-standing signs in order to permit two 4.6 metre (15 ft.) high free-standing signs.

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 Council approve the attached
 Development Permit No. 7902-0081-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R02-707

Carried

SOUTH SURREY

4. **7900-0250-00**
2377 and 2363 - 152 Street; Portion of 152 Street and Lane
Mr. Ken Sully/172965 Canada Limited, Robert Turner, Douglas Turner and Keela Kendra
 Rezoning/Development Permit

Rezone from CG-2 and RM-D to CD. Development Permit to permit redevelopment and expansion of an existing gasoline service station.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 2377 and 2363 - 152 Street, and a portion of 152 Street and the lane.

The applicant is proposing:

- a rezoning from CG-2 and RM-D to CD

in order to permit the development of a combined serve, 3-pump island gas bar with a 134 square metre (1,447 sq.ft.) convenience store and car wash.

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 "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) and "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0250-00 in accordance with the attached drawings subject to the proposed roof material on the gas pump canopy, convenience store and carwash buildings being changed from asphalt shingles. (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 Ministry of Environment;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) changing roof materials on the gas pump canopy, convenience store and car wash buildings from asphalt shingles;
 - (g) completion of the proposed road closure and exchange; and
4. Council pass a resolution to amend the Semiahmoo Town Centre Development Concept Plan to redesignate the land from Townhouses to Commercial when the project is considered for final adoption.

RES.R02-708

Carried

RES.R02-709 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14681" pass its first reading.
Carried with Councillor Higginbotham
against.

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

RES.R02-710 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14681" pass its second reading.
Carried with Councillor Higginbotham
against.

RES.R02-711 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, 2002, No. 14681" be held at the
City Hall on April 22 , 2002, at 7:00 p.m.
Carried with Councillor Higginbotham
against

SURREY CITY CENTRE/WHALLEY

5. **7902-0036-00**
13181, 13183, 13169, 13177 & 13187 - 115A Avenue, 11487 - 132 Street,
13134 - 115B Avenue; Portions of 114A Avenue and 115A Avenue
City of Surrey, Realty Services Division/City of Surrey
Rezoning
*Rezone from I-4 (By-law No. 5942) to IL (By-law No. 12000) to permit an
industrial subdivision and to facilitate the marketing of the property for industrial
purposes in Bridgeview.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13181, 13183, 13169, 13177 & 13187 - 115A Avenue, 11487 - 132 Street, 13134 - 115B Avenue; Portions of 114A Avenue and 115A Avenue.

The applicant is proposing:

- a rezoning from I-4 (By-law No. 5942) to IL (By-law No. 12000)

in order to facilitate subdivision and future industrial development in Bridgeview.

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 and portions of 115A Avenue and 114A Avenue from "Special Industry Zone No. Four (I-4) (By-law No. 5942) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Water, Land and Air Protection, Water Management Branch;
 - (d) completion of a road exchange for portions of 114A Avenue and 115A Avenue for 115 Avenue;
 - (e) registration of a Section 219 Restrictive Covenant requiring a minimum floodplain construction elevations of 4.4 metres (14.4 ft.) geodetic; and
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 4 until it is serviced in accordance with Surrey Subdivision and Development By-law.

RES.R02-712

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14682" pass its first reading.

RES.R02-713

Carried

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

RES.R02-714 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14682" pass its second reading.
Carried

RES.R02-715 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, 2002, No. 14682" be held at the
City Hall on April 22, 2002, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

6. **7902-0024-00**
14511/17/23/27/33 & 39 - 78 Avenue
Hunter Laird Engineering Ltd./Future Homes (Surrey) Ltd., Satish Kumar,
Harjinder Cheema and Amarjit Chahal
Development Variance Permit
To vary: 1) minimum lot width from 15 m to 12.2 m; 2) minimum front yard setback from 7.5 m to 4.0 m; and 3) minimum side yard setback from 1.8 m to 1.2 m

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 14511/17/23/27/33 and 39 - 78 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - minimum lot width from 15 m (50 ft.) to 12.2 m (40 ft.);
 - minimum front yard setback from 7.5 m (25 ft.) to 4.0 m (13.1 ft.); and
 - minimum side yard setback from 1.8 m (6 ft.) to 1.2 m. (4 ft.)

in order to permit lot line adjustments involving 6 existing RF 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. Council approve Development Variance Permit No. 7902-0024-00, varying the following, to proceed to Public Notification:
 - (a) to vary the minimum lot width requirement of the RF Zone from 15.0 metres (50.0 ft.) to 12.2 metres (40.0 ft.);
 - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.); and
 - (c) to reduce the minimum side yard setbacks of the RF Zone from 1.8 metres (6.0 ft.) to 1.2 metres (4.0 ft.).

RES.R02-716

Carried

7. **7902-0033-00**
6955 and 6977 - 128 Street
Ankenman Associates Architects Inc./Khangura Investments Ltd.
CD By-law Amendment
Amend CD By-law No. 14124 to delete the second floor office uses and permit four residential units on the second floor.

The General Manager of Planning & Development submitted a report concerning a CD By-law amendment on properties located at 6955 and 6977 - 128 Street.

The applicant is proposing:

- amendment to CD By-law No. 14124 to delete second floor office uses and permit 4 residential units on the second floor.

in order to permit the development of a 1,196 square metre (12,875 sq.ft.) mixed use commercial/residential 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 Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to amend Comprehensive Development (CD) Zone By-law No. 14124 to delete second floor office uses and permit 4 residential units on the second floor and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issue prior to final adoption:

(a) address the issue of indoor/outdoor amenity area provision.

RES.R02-717

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 14124 Amendment By-law, 2002, No. 14683" pass its first reading.

RES.R02-718

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 14124 Amendment By-law, 2002, No. 14683" pass its second reading.

RES.R02-719

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Watts

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14124 Amendment By-law, 2002, No. 14683" be held at the City Hall on April 22, 2002, at 7:00 p.m.

RES.R02-720

Carried

SOUTH SURREY

8. **7901-0323-00**

1777 Ocean Park Road

Mark Ankenman, Ankenman Associated Architects Inc./

Stanley Harry Alldritt

Rezoning

From RF to CD to permit construction of a single family dwelling with an increased allowable maximum floor area.

Councillor Bose left the meeting at 6:00 p.m. due to a potential conflict of interest commenting that he lives within the 100 m notification area for the application.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 1777 Ocean Park Road.

The applicant is proposing:

- a rezoning from RF to CD

in order to permit the development of a single family home with a maximum floor area of approximately 1,030 square metres (11,090 sq.ft.).

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

It was Moved by Councillor Villeneuve
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 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; and
 - (c) registration of a Restrictive Covenant to ensure the approved design of the proposed house is constructed; and
 - (d) registration of a Restrictive Covenant for the protection and maintenance of the row of trees between the applicant and the southern adjacent property.

RES.R02-721

Carried

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14684" pass its first reading.

RES.R02-722

Carried

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

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14684" pass its second reading.

RES.R02-723

Carried

It was then
 Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14684" be held at the
 City Hall on April 22, 2002, at 7:00 p.m.

RES.R02-724 Carried

Councillor Bose returned to the meeting at 6:01 p.m.

C. CORPORATE REPORTS

1. The Corporate Report under date of April 8, 2002 was considered and dealt with as follows:

Item No. L005 Subdivision Application: Proposed Walkway in the
 Vicinity of 81 Avenue and 154B Street - 15448 - 81
 Avenue and 8106 - 154B Street
 File: 7901-0339-00

The General Manager of Planning & Development submitted a report concerning a subdivision application for a proposed walkway in the vicinity of 81 Avenue and 154B Street.

General Manager, Planning & Development was recommending that the report be received for information.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Corporate Report L005 be received for
 information.

RES.R02-725 Carried

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, 2001, No. 14427"

7997-0067-00 - Morgan Creek Holdings Inc., c/o Genex Development Corp.
Attention: Steve Barker

A-1 (BL 12000) to CD (BL 12000) - Portion of 15772 - 34 Avenue - to permit the development of 27 residential lots.

Approved by Council: May 22, 2001

- * Planning & Development advise that (reference memorandum dated March 25, 2002 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.

In addition, Planning and Development advise that it is now in order for Council to pass a resolution amending the Rosemary Heights Central Neighbourhood Concept Plan to redesignate the site from "Clustering at Single Family Density" to "Compact Single Family/Cluster".

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the Rosemary Heights Central
Neighbourhood Concept Plan be amended to redesignate the site from "Clustering at Single Family Density" to "Compact Single Family/Cluster".

RES.R02-726

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14427" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-727

Carried

- 2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 45 Amendment By-law, 2001, No. 14424"

7901-0011-00 - Albert and Marcia Rybak and Enver Creek Homes,
c/o Mr. Clarence Arychuk, Hunter Laird Engineering Ltd.

To authorize the redesignation of the properties - Portion of 8050 - 144 Street;
8081 - 146 Street - from Suburban (SUB) to Urban (URB).

Approved by Council: May 22, 2001

- * Planning & Development advise that (reference memorandum dated April 2, 2002 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.

This by-law in proceeding in conjunction with By-law 14425.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 45 Amendment By-law, 2001, No. 14424" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R02-728

Carried with Councillor Bose against.

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14425"

7901-0011-00 - Albert and Marcia Rybak and Enver Creek Homes,
c/o Mr. Clarence Arychuk, Hunter Laird Engineering Ltd.

RA (BL 12000) and RS (BL 5942) to CD (BL 12000) - Portion of
8050 - 144 Street; 8081 - 146 Street - to allow subdivision into
approximately 25 small single family lots and one suburban lot.

Approved by Council: May 22, 2001

This by-law in proceeding in conjunction with By-law 14424.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14425" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-729

Carried with Councillor Bose against.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14126"

7900-0138-00 - Andreas Development Ltd.

RA (BL 12000) to RF (BL 12000) - 18345 - 64 Avenue - to permit subdivision into approximately 7 single-family lots.

Approved by Council: October 2, 2000

- * Planning & Development advise that (reference memorandum dated April 2, 2002 in By-law back-up) the Residential Design Guidelines previously presented to Council (at the Regular Council Land Use Meeting and at the Public Hearing) reflected a minimum house size of 195 sq.m. (2,100 sq.ft.) on all lots. Prior to completion of rezoning and subdivision requirements, the Design Consultant made a request for a minor amendment to the Residential Design Guidelines to allow the developer to have an option to build smaller homes (minimum of 167 sq.m. or 1,800 sq.ft.) on the two proposed lots fronting 64 Avenue (an arterial road). The remaining 4 new lots north of 64 Avenue will have homes with a minimum floor area of 195 sq.m. (2,100 sq.ft.) as originally reflected in the Residential Design Guidelines.

The proposed change is considered minor and the permitted reduced size of houses fronting 64 Avenue is compatible with the adjacent homes fronting the arterial road. Therefore, staff consider the minor amendment acceptable. The revised building scheme, which is 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 Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 14126" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-730

Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 26 Amendment By-law, 2002, No. 14604"

7901-0296-00 - C.C.P. Holdings Ltd., c/o Kirti Shukla

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Areas by adding a new heading "Temporary Commercial Use Permit Area No. 6". This amendment is necessary

for the temporary sale of previously owned automobiles on a portion of property located at 8670 - 120 Street (also shown as 8678 - 120 Street).

Approved by Council: January 7, 2002

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 26 Amendment By-law, 2002, No. 14604" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-731

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14503"

7901-0076-00 - Brian and Glen Franke; Martha and Sybil Lowndes; Mike and Annie Poschner, c/o Inderjit Chohan and Richard Brooks, H.Y. Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 7257, 7287 and 7307 - 148 Street - to permit the development of approximately 17 single family lots.

Approved by Council: September 4, 2001

- * Planning & Development advise that (reference memorandum dated April 4, 2002 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 Tymoschuk
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14503" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-732

Carried

I. CLERK'S REPORT

J. ADJOURNMENT

It was

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

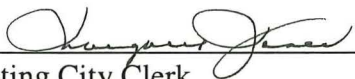
meeting do now adjourn.

RES.R02-733

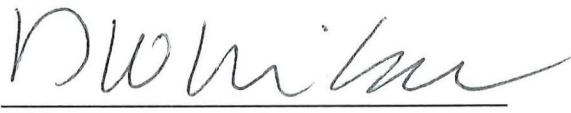
Carried

The Regular Council- Land Use meeting adjourned at 6:02 p.m.

Certified Correct:



Acting City Clerk



Mayor