



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JULY 8, 2002
Time: 4:02 p.m.

Present:

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

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL

CLOVERDALE

1. **7998-0156-02**
6630 and 6775 - 168 Street
Pat Higginbotham, Pacific Rim Corporate Strategies Ltd./
Daryl Richard Arnold and Lynn Arnold, Sally Irene Petryk
Temporary Use Permit
Renewal of Temporary Commercial Use Permit to allow temporary parking for the Air Canada Championship Golf Tournament.

Councillor Higginbotham stated that her husband is an agent of and a volunteer at the Air Canada Championship Golf Tournament and there is no conflict of interest or pecuniary interest either directly or indirectly.

The General Manager of Planning & Development submitted a report concerning the renewal of Temporary Use Permit on properties located at 6630 and 6775-168 Street.

The applicant is proposing renewal of a Temporary Commercial Use Permit 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 Tymoschuk
Seconded by Councillor Watts
That Council issue Temporary Commercial
Use Permit No. 7998-0156-02 as attached in Appendix II to renew Temporary
Use Permit No. 7998-0156-01.

RES.R02-1441

Carried

2. **7997-0028-00**
5340 - 184 Street
Benchmark Estate/Cambridge Homes Ltd. & Benchmark Estate Ltd.
Development Permit
To allow subdivision into two industrial lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 5340 - 184 Street.

The applicant is proposing:

- a Development Permit

in order to permit the subdivision into two industrial lots.

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

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

1. Council authorize staff to draft Development Permit No. 7997-0028-00 in accordance with the guidelines attached in Appendix IV.
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) the driveway widths satisfy the requirements of Surrey Subdivision and Development By-law, 1980, No. 8830;
 - (c) approval from the City Landscape Architect with respect to the proposed street trees;

- (d) submission of a subdivision layout to the satisfaction of the Approving Officer; and
- (e) approval by Council of the proposed road exchange.

RES.R02-1442

CarriedNEWTON

3. **7902-0156-00**
#200 - 14666 - 64 Avenue
Gurpreet Arneja/Montecristo Jewellers Inc.
Development Variance Permit
To vary height of an accessory structure.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at #200, 14666 - 64 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - maximum height of an accessory structure in the IL Zone is varied from 6 metres (20 ft.) to 8 metres (26 ft.)

in order to permit the construction of two milk silos (storage tanks).

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. Council approve Development Variance Permit No. 7902-0156-00, varying the following, to proceed to Public Notification:
- (a) to vary the maximum building height for accessory buildings and structures in the IL Zone allowed from 6 metres (20 ft.) to 8 metres (26 ft.).

RES.R02-1443

Carried

4. **7902-0150-00**
12725/41/49/59 - 76 Avenue
Bob Dhaliwal/L.D. Christiaens and K.P. Christiaens, C.L. Ayling and
D.B. Ayling, K.S. Rouble, D.L. O'Bea and P. Griffin
OCP Amendment/Rezoning/Development Permit/
Development Variance Permit
Rezone from RF and RA to IL and C-5. OCP Amendment to adjust "Industrial"
and "Urban" boundaries. DP to permit an industrial building and
neighbourhood commercial plaza. DVP to vary the rear yard and side yards.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and Development Variance Permit on properties located at 12725/41/49/59 - 76 Avenue.

The applicant is proposing:

- an OCP amendment from Industrial to Urban;
- rezoning of the north portion of the lands from RA to IL;
- rezoning of the south portion of the lands from RA and RF to C-5;
- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - reduction of the minimum rear (north) and side (east) yard setbacks of the C-5 Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.);
 - reduction of the minimum rear (south) yard setback of the IL zone from 7.5 metres (25 ft.) to 0 metres (0 ft.)

in order to permit the development of a 2,812 square metre (30,269 sq.ft.) light impact industrial building, a 2,796 square metres (30,093 sq.ft.) neighbourhood commercial plaza and a remainder residential (RF) lot to be later consolidated with the adjacent western parcel and re-subdivided into approximately 8, future single family (RF Zone) 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 redesignate a portion of the property from "Industrial" to "Urban" in the Official Community Plan and a date for Public Hearing be set.

2. a By-law be introduced to rezone a portion of the property identified as "Block A" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and rezone a portion of the property identified as "Block B" from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7902-0150-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7902-0150-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (north) and side (east) yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.).
 - (b) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.).
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 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 Section 219 Restrictive Covenant for "no build" on proposed Lot 3 until future consolidation with the adjacent property (12711 - 70A Avenue); and
 - (e) registration of a Section 219 Restrictive Covenant to prohibit the parking of vehicles over 5,000 kg. (11,023 lbs.) G.V.W. for the proposed IL site and to limit the hours of operation from 7:00 a.m. to 12:00 a.m. for the proposed C-5 site.
6. Council pass a resolution to amend the Central Newton Local Area Plan to redesignate the lands identified as "Block B" from "Urban Residential" and "General Industrial" to "Neighbourhood Commercial" when the project is considered for final adoption.

RES.R02-1444

Carried

Delegation

The applicant was present and reported that there are ongoing discussions with the owner of the parcel of land to the west. He continued that there are no resolutions at this time with respect to the purchase of the property and completion of the single family residential subdivision in the area.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 63 Amendment By-law 2002, No. 14745" pass its
first reading.

RES.R02-1445 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, No. 63 Amendment By-law 2002, No. 14745" pass its
second reading.

RES.R02-1446 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, No. 63 Amendment By-law 2002,
No. 14745" be held at the City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1447 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14746" pass its first reading.

RES.R02-1448 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, 2002, No. 14746" pass its second reading.

RES.R02-1449 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, 2002, No. 14746" be held at the
 City Hall on July 22, 2002, at 7:00 p.m.
 RES.R02-1450 Carried

It was
 Moved by Councillor Bose
 Seconded by Councillor Eddington
 That prior to final adoption staff report back
 to Council as to the success of negotiations between the property owners with
 respect to the property to the west.
 RES.R02-1451 Defeated with Councillors Hunt, Villeneuve,
 Watts, Steele, Higginbotham and Mayor
 McCallum against.

5. **7902-0099-00**

7997 - 152 Street

Aplin & Martin Consultants Ltd./Guildford Golf & Country Club Ltd.

Rezoning/Development Permit/Development Variance Permit

*Rezone from A-3 (By-law No. 5942) to CPG. Development Permit to permit the
 development of a "netted-in" swing practice area. DVP to vary the side yard on
 flanking street setback, parking setbacks, height of structures & landscaping.*

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning, a Development Permit application, and a
 Development Variance Permit application on property located at
 7997 - 152 Street.

The applicant is proposing:

- a rezoning from A-3 (By-law No. 5942) to CPG (By-law No. 12000);
- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - the side yard on flanking street setback from 12.0 m (40 ft.) to 3.0 m (10 ft.);
 - the height of a structure (posts for the nettings) from 12 metres (40 ft.) to 30.0 metres (98 ft.);
 - to allow parking within the front yard setbacks;
 - the landscaping buffer along lot lines from 12 metres (40 ft.) to 3 metres (10 ft.)

in order to permit the development of a "netted-in" swing practice area for the
 Guildford Golf and Country Club at 7929 - 152 Street.

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 "Agricultural Zone Three (A-3) (By-law No. 5942) to "Golf Course Zone (CPG)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0099-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7902-0099-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum flanking street side yard (north) setback of the CPG Zone from 12.0 metres (40 ft.) to 3.0 metres (10 ft.);
 - (b) to vary the maximum structure height of the CPG Zone (posts for the netting) from 12.0 metres (40 ft.) to 30.0 metres (98 ft.);
 - (c) to vary the off-site parking requirements of the CPG Zone to permit the existing parking spaces within the required front yard setbacks; and
 - (d) to vary the landscaping requirements of the CPG Zone from 12 metres (40 ft.) wide landscape buffer to 3 metres (10 ft.) wide along the north and east lot lines.
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; and
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R02-1452

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14747" pass its first reading.
 RES.R02-1453 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14747" pass its second reading.
 RES.R02-1454 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14747" be held at the
 City Hall on July 22, 2002, at 7:00 p.m.
 RES.R02-1455 Carried

SURREY CITY CENTRE/WHALLEY

6. **7902-0193-00**
13747 - 104 Avenue
Doug Gulevich, The Jim Pattison Sign Group/Prospera Credit Union
 Development Permit
To permit a free-standing sign for a financial institution in City Centre.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13747 - 104 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the installation of a new free-standing sign for a financial institution in City Centre.

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 Council approve the attached
 Development Permit No. 7902-0193-00 (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.R02-1456

Carried**7. 7902-0151-00****12054 - 96 Avenue****D.M. Sarter Architect/Donegal's Village Holdings Ltd.**

Development Permit

To enclose the existing patio and construct a new patio for an existing neighbourhood pub.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12054 - 96 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the enclosure of the existing patio and to construct a new patio for an existing neighbourhood pub.

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. 7902-0151-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R02-1457

Carried with Councillor Hunt against.**8. 7902-0116-00****9886 Scott Road****Galaxie Signs/Gurmail Tiwana**

Development Permit/Development Variance Permit

*Development Permit to allow a free-standing sign on a commercial property.**Development Variance Permit to vary the third party advertising regulation.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 9886 Scott Road.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulation:
 - to delete the 30% of copy area limitation for third party advertising for those businesses on three adjoining lots;

in order to permit the installation of a free-standing sign on a commercial property.

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 Watts
That:

1. Council authorize staff to draft Development Permit No. 7902-0116-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0116-00, varying the following, to proceed to Public Notification:
 - (a) to vary Sub-section 6.(8) of Part 1 of Surrey Sign By-law, 1999, No. 13656 by deleting the 30% of copy area limitation for third party advertising for those businesses located at 9880 - 120 Street, 9868 - 120 Street and 12028 - 99 Avenue.

RES.R02-1458

Carried with Councillors Villeneuve, Bose, and Eddington against.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE

9. **7901-0198-02**
6854, 6870, 6956 - 188 Street
John Turner, BFW Developments Ltd./Progressive Construction Ltd.
(Inc. No. 74269) and Benchmark Management Ltd. (Inc. No. 282784)
Development Variance Permit
To allow an increased width of the double garage in the RF-12C Zone on Lots 1 to 7, 70 to 77 and 80 to 88.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 6854, 6870, 6956 - 188 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - vary the off-street parking requirement of the RF-12C Zone to permit 5.8-metre (19 ft.) wide double garages on lots at least 13.4 metres (44 ft.) wide

in order to permit construction of single family houses with wider double garages on Lots 1 to 7, 70 to 77 and 80 to 88 in East Clayton.

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. 7901-0198-02, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum interior width of a double garage in the RF-12C Zone from 5.5 metres (18 ft.) to 5.8 metres (19 ft.) on Lots 1 to 7, 70 to 77 and 80 to 88.

RES.R02-1459

Carried

10. 7902-0063-00

18650 - 64 Avenue

Mr. Clarence Arychuk, Hunter Laird Engineering/Myrtle Kaye

Rezoning

From RA to RF to allow subdivision into approximately 46 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 18650 - 64 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 46 single family lots.

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

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

1. a By-law be introduced to rezone the property from "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) registration of a Section 219 Restrictive Covenant prohibiting in-ground basements on proposed Lots 25 to 30, inclusive, and proposed Lots 39 to 43, inclusive.

RES.R02-1460

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14748" pass its first reading.

RES.R02-1461

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, 2002, No. 14748" pass its second reading.

RES.R02-1462

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, 2002, No. 14748" be held at the
City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1463

Carried

FLEETWOOD/GUILDFORD

- 11. **7901-0185-00**
19016 - 96 Avenue
Elsie Preedy/The Synod of the Diocese of New Westminster
Heritage Revitalization Agreement
Heritage Revitalization Agreement to permit expansion of St. Oswald's Church and church hall building in Port Kells with reduced side yard setbacks and parking.

The General Manager of Planning & Development submitted a report concerning a Heritage Revitalization Agreement on property located at 19016 - 96 Avenue.

The applicant is proposing:

- a Heritage Revitalization Agreement

in order to permit the expansion of the existing St. Oswald's Church and church hall building in Port Kells.

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:
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1. a By-law be introduced and Public Hearing be set, to authorize Council to enter into a Heritage Revitalization Agreement to permit expansion of St. Oswald's Church and church hall building on the property, with reduced side yard setbacks and reduced parking.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) registration of a Section 219 Restrictive Covenant to protect the future widening of 96 Avenue to the satisfaction of the General Manager, Engineering.

RES.R02-1464	<u>Carried</u>
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It was	Moved by Councillor Higginbotham Seconded by Councillor Steele That "Surrey Heritage Revitalization Agreement By-law, 2002, No. 14749" pass its first reading.
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RES.R02-1465	<u>Carried</u>
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The said By-law was then read for the second time.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Heritage Revitalization
Agreement By-law, 2002, No. 14749" pass its second reading.
RES.R02-1466 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Heritage
Revitalization Agreement By-law, 2002, No. 14749" be held at the City Hall on
July 22, 2002, at 7:00 p.m.
RES.R02-1467 Carried

- 12. 7902-0164-00**
15777 and 15805 - 108 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd./City of Surrey
Rezoning
From RA to RF to permit subdivision into three (3) single family lots and a detention pond.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 15777 and 15805 - 108 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the subdivision into three (3) single family lots and to construct a detention pond.

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. 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.R02-1468

Carried

It was

Moved by Councillor Watts
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14750" pass its first reading.

RES.R02-1469

Carried

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

It was

Moved by Councillor Watts
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14750" pass its second reading.

RES.R02-1470

Carried

It was then

Moved by Councillor Watts
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14750" be held at the
 City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1471

Carried

- 13. 7902-0080-00**
8364 - 152 Street and 15266 - 84 Avenue
Coastland Engineering & Surveying Ltd./Jaswant and Amarjeet Mann,
Vera Payne
 Rezoning
From RA to RF to allow subdivision into approximately 19 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 8364 - 152 Street and 15266 - 84 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately nineteen (19) 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 "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;
 - (d) discharge of "no build" Restrictive Covenant BG 336740 registered on title of Lot 44 located at 15242 - 83B Avenue; and
 - (e) provision of a landscaped buffer and security for its implementation along 152 Street frontage road in accordance with the design criteria of the Subdivision By-law for frontage roads.

RES.R02-1472

Carried

Delegation

The applicant was present and reported that the modern California stucco style has obviously had quite a number of manifestations through its time, and a number of them have resulted in an overstatement of certain architectural elements. He continued that it is an overstatement of elements and not the style itself that is at fault. Renderings of the designs were shown to the members present and it was stated that the modern California stucco design style is not the type of house that would generate complaints from neighbours and that no one element stands out above the rest.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14751" pass its first reading.
 RES.R02-1473 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, 2002, No. 14751" pass its second reading.
 RES.R02-1474 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, 2002, No. 14751" be held at the
 City Hall on July 22, 20002, at 7:00 p.m.
 RES.R02-1475 Carried

- 14. 7902-0073-00**
11014 - 154 Street
Ankenman Associates Architects Inc./Kulbir Singh, Surinder Kaur and
Jasdeep Kaur Athwal
 Rezoning/Development Variance Permit
*Rezone from RA to PA-1 and Development Variance Permit to vary setback,
 parking and landscaping regulations to permit development of a neighbourhood-
 scale church with 196 seats.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit on property located at 11014 - 154 Street.

The applicant is proposing:

- a rezoning from RA to PA-1; and
- a Development Variance Permit to vary the following regulations of the PA-1 Zone:
 - to vary the parking regulations to allow portions of the on-site parking to locate 1.5 metres (5 ft.) rather than 7.5 metres (25 ft.) from the side lot line along the flanking street (110 Avenue);
 - to reduce the number of required parking stalls from 65 to 63; and
 - to reduce the width of the required landscaping strip from 3 metres (10 ft.) to 1.5 metres (5 ft.) along portions of the north and south lot lines

in order to permit the development of a neighbourhood-scale church with 196 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 Hunt
Seconded by Councillor Watts
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7902-0073-00, varying the following, to proceed to Public Notification:
 - (a) to relax the parking regulations of the PA-1 Zone to allow portions of the off-street parking, to locate 1.5 metres (5 ft.) rather than 7.5 metres (25 ft.) from the side lot line along the flanking street (110 Avenue);
 - (b) to vary the parking requirements in the Zoning By-law by reducing the number of required parking stalls from 65 to 63; and
 - (c) to relax the landscaping requirements of the PA-1 Zone to reduce the required landscaping strip width along portions of the north and south property lines from 3 metres (10 ft.) to 1.5 metres (5 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) approval from the Ministry of Transportation;
 - (c) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (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) submission of an acceptable landscaping plan including any proposed free-standing signage and provision of security to ensure installation of the approved landscape works;
- (g) removal of all existing buildings and structures;
- (h) registration of a Section 219 Restrictive Covenant to regulate the design of the building, signage and landscaping generally in accordance with the attached drawings (Appendix II); and
- (i) approval by Council of Development Variance Permit No. 7902-0073-00.

RES.R02-1476

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2002, No. 14752" pass its first reading.

RES.R02-1477

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 2002, No. 14752" pass its second reading.

RES.R02-1478

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 2002, No. 14752" be held at the
 City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1479

Carried**15. 7902-0034-00****17121 Greenway Drive**

Jon Van Geel, Parklane Ventures/Parklane Ventures (Woodbridge) Ltd.
 Development Permit

*To regulate the interface between proposed homes and adjacent lands within the
 Agricultural Land Reserve, in association with a subdivision proposing
 approximately 24 half-acre gross density lots.*

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Permit on property located at 17121 Greenway
 Drive.

The applicant is proposing:

- a Development Permit

to regulate the interface between the proposed homes and adjacent Agricultural designated lands within the Agricultural Land Reserve in association with a subdivision proposing approximately 24 half-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 Hunt
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7902-0034-00 in accordance with the attached drawings (Appendix II).
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; and
 - (c) submission of a sufficient security to ensure tree planting on proposed lots backing onto the ALR, to the satisfaction of the City Landscape Architect.

RES.R02-1480

Carried

NEWTON

16. **7902-0103-00**
7559 - 148 Street
CitiWest Consulting Ltd./Baljit Johal and Chamkaur Brar
Rezoning
From RA to RF to permit the subdivision of 3 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7559 - 148 Street.

The applicant is proposing:

a rezoning from RA to RF

in order to permit the subdivision into 3 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 Higginbotham
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.R02-1481 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14753" pass its first reading.

RES.R02-1482 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, 2002, No. 14753" pass its second reading.

RES.R02-1483 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, 2002, No. 14753" be held at the City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1484

Carried

17. 7902-0065-00

7758/68 and 7802 - 144 Street

McElhanney Consulting Services Ltd. and MHM Group/

B.S. Hoonjan, M.K. Hoonjan and R.S. Bumra, H.K. Dhaliwal, K. Kan, T. Ho, H. Ma, W. Tsang, E. Tsang, L. Tsang, Y. Yeung and Y. Leung

Rezoning/NCP Amendment/Development Variance Permit

Rezone from RA to RF and RF-12 to permit subdivision into approximately 18 single family lots and 9 small lots plus open space. DVP to vary the minimum RF Zone rear yard setback and to vary the minimum RF-12 Zone rear yard setback. NCP Amendment for portion of site from "Urban Residential" to "Compact Housing".

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for an NCP Amendment, and a Development Variance Permit on properties located at 7758/68 and 7802 - 144 Street.

The applicant is proposing:

- an NCP amendment from "Urban Residential" to "Compact Housing";
- a rezoning from RA to RF and RF-12;
- a Development Variance Permit to vary the following by-law regulations:
 - reduction of the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) in order to retain an existing dwelling on proposed Lot No. 4;
 - reduction of the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for proposed Lot No. 23 to provide for an adequate building envelope.

in order to permit subdivision into approximately 18 single family lots and 9 small 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 Hunt

That:

1. a By-law be introduced to rezone the south portion of the property identified as "Block A" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and to rezone the north portion of the property identified as "Block B" on from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7902-0065-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone for proposed Lot No. 4 from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.); and
 - (b) to reduce the minimum rear yard setback of the RF-12 Zone for proposed Lot No. 23 from 7.5 metres (25 ft.) to 5.0 metres (16.4 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) Council pass a resolution to amend the East Newton North NCP to redesignate the lands identified as "Block B" from "Urban Residential" to "Compact Housing" when the project is considered for final adoption.

RES.R02-1485

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14754" pass its first reading.
 RES.R02-1486 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, 2002, No. 14754" pass its second reading.
 RES.R02-1487 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, 2002, No. 14754" be held at the
 City Hall on July 22, 2002, at 7:00 p.m.
 RES.R02-1488 Carried

SOUTH SURREY

18. **7902-0131-00**
17501 - 2 Avenue
Don Andrew, Creekside Architects/629282 B.C. Ltd.
 Development Permit/Development Variance Permit
DP to permit a phased 75-unit townhouse development. Phase I includes 72 townhouses and Phase II will be for 3 units. DVP to increase the allowable height of the amenity building and a fence from 4.5 m and 1.2 m to 7.7 m and 1.8 m. respectively.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 17501 - 2 Avenue.

The applicant is proposing:

- a Development Permit for Phase I;
- a Development Variance Permit to vary the following by-law regulations:
 - Part 4 Section 8(a)ii "Fencing" of Zoning By-law, 1993, No. 12000, as amended to vary the height from 1.2 m (4 ft.) to 1.8 m (6 ft.); and
 - Part 2 Section G.2 of CD By-law No. 13493 to vary the height of the amenity building from 4.5 m (15 ft.) to 7.7 m (23 ft.)

in order to permit a 72-unit townhouse development (Phase I). A separate development application will be submitted to permit a 3-unit townhouse development (Phase II).

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. 7902-0131-00 for Phase I in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0131-00, varying the following, to proceed to Public Notification:
 - (a) to vary the maximum accessory building height of the Comprehensive Development Zone (No. 13493) from 4.5 metres (15 ft.) to 7.7 metres (23 ft.); and
 - (b) to vary the permitted fence height in the front yard or along a flanking street from 1.2 metres (4 ft.) to 1.8 metres (6 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; and
 - (b) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R02-1489

Carried with Councillor Bose against.

- 19. 7902-0069-00**
2626 - 160 Street
David Alderdice/Greg Sewell, c/o Coastland Engineering & Surveying Ltd.
South Surrey Independent Society, Inc. No. 531705S
Rezoning
From RA and A-1 to PA-2 and consolidate with existing school site to permit development of parking area and two playfields.

Councillor Watts left the meeting at 4:44 p.m. due to a perceived conflict of interest as her children attend the school in question.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 2626 - 160 Street.

The applicant is proposing:

- a rezoning from RA and A-1 to PA-2

in order to permit the development of an 88 stall parking area and 2 play fields and consolidation with existing school site located north of the subject site at 2656 - 160 Street.

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

Delegation

Mr. Alderdice was present and reported that the indoor theatre would be built for the use of the school. He continued that neighbours' concerns have been addressed and that the school will be full with additional Grade 11 and 12 classes scheduled for September. He added that there is a limit of 680 students between the junior and senior schools with 350 individuals per school, which, professional educators agree is the ideal number of students providing direct connections between teachers and individual students. The statement was made that the school has been hooked up to the sewer system.

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) and "General Agriculture Zone (A-1)" (By-law No. 12000) to "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council 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 for the consolidation of the subject site, with the existing school site located at 2656 - 160 Street, to the satisfaction of the Approving Officer; and
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect, security of a Letter of Credit and the registration of a Section 219 Restrictive Covenant to

ensure that landscaping will be completed as per the attached plans (Appendix II).

- 3. Amendment of the Local Area Plan from Suburban Residential to Institutional.

RES.R02-1490 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14755" pass its first reading.

RES.R02-1491 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, 2002, No. 14755" pass its second reading.

RES.R02-1492 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, 2002, No. 14755" be held at the
City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1493 Carried

Councillor Watts returned to the meeting at 4:48 p.m.

- 20. **7901-0249-00**
13195 - 24 Avenue
David Marasco/David and Farkhondeh Marasco
Rezoning
From RA to CD to permit the development of a pre-school with a maximum of 20 children within an existing house.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13195 - 24 Avenue.

The applicant is proposing:

- a rezoning from RA to CD

in order to permit the development of a pre-school with a maximum of 20 children within an existing house.

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 Hunt
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; and
 - (b) registration of a Section 219 Restrictive Covenant regarding landscaping and site improvements plans, hours of operation and signage to the land.

RES.R02-1494 Carried

It was
Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14756" pass its first reading.

RES.R02-1495 Carried

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

It was
Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14756" pass its second reading.

RES.R02-1496 Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14756" be held at the
 City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1497

Carried

RESIDENTIAL/INSTITUTIONAL (Cont'd.)

CLOVERDALE

21. 7902-0016-00

**16795, 17093, 17115, 17135, 17053, 17033 and 17011 - 64 Avenue
 John Rempel and Carson Nofte/ydney and Katie Gardiner, Ye Kong Ng and
 Lai Yu Ng, Wing Chun Cho and Mud Yao Cho, Steven Betker, Malkit Singh
 and Jaswinder Kaur, Gerald Richard Spence, 446409 B.C. Ltd.**

OCP Amendment/Rezoning/Development Permit/
 Development Variance Permit

*OCP Amendment from Suburban to Urban for the north portion of the site;
 rezone from RA to RM-10 and RM-15; DP; and DVP to vary rear yard setback, to
 allow construction of approximately 203 townhouse units.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 16795, 17093, 17115, 17135, 17053, 17033 and 17011 - 64 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban for the north portion of the site;
- a rezoning from RA to RM-10 and RM-15;
- a Development Permit; and
- a Development Variance Permit to vary rear yard setbacks

to allow construction of approximately 203 townhouse units.

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

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

1. a By-law be introduced to redesignate the north portion of the site from Suburban to Urban and a date for Public Hearing be set (Appendix II).
2. a By-law be introduced to rezone Block A including the City-owned walkway from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 10 Zone (RM-10)" (By-law No. 12000 and Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
3. Council authorize staff to draft Development Permit No. 7902-0016-00 generally in accordance with the attached drawings (Appendix IV).
4. Council approve Development Variance Permit No. 7902-0016-00 varying the following to proceed to Public Notification (Appendix V):
 - (a) to reduce the minimum rear yard setback of the RM-10 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.).
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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of final landscaping plan and cost estimates to the specifications and satisfaction of the City Landscape Architect;
 - (d) Council approval of the proposed road exchange involving the City-owned walkway;
 - (e) submission of a consolidation and road dedication plan to the satisfaction of the Approving Officer;
 - (f) registration of a public right-of-way across the designated pedestrian walkways;
 - (g) registration of a right-of-way agreement in favour of the School District's site to the north;

- (h) registration of a cross access agreement between the proposed two townhouse sites;
 - (i) registration of a legal document granting vehicular connection between the easterly townhouse site and the parcel to the east (Lot Rem 12 Plan 2611);
 - (j) satisfactory resolution of providing community benefit in accordance with the Official Community Plan; and
 - (k) address Agricultural Advisory Committee's recommendations pertaining to safe crossing at 64 Avenue and landscaping within the buffer area to the satisfaction of the City.
6. Council pass a resolution to amend the West Cloverdale Local Area Plan to redesignate the lands from Urban Single Family and ½ Acre Suburban Single Family Residential to Multi-Family Residential Medium Density (Townhousing).

RES.R02-1498

Carried, with Councillors Villeneuve, Eddington and Bose against.

It was

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

By-law, 1996, No. 12900, No. 64 Amendment By-law 2002, No. 14758" pass its first reading.

RES.R02-1499

Carried Councillors Villeneuve, Eddington and Bose against.

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

It was

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

By-law, 1996, No. 12900, No. 64 Amendment By-law 2002, No. 14758" pass its second reading.

RES.R02-1500

Carried with Councillors Villeneuve, Eddington and Bose against.

It was then

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

Community Plan By-law, 1996, No. 12900, No. 64 Amendment By-law 2002, No. 14758" be held at the City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1501

Carried

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000), "Suburban Residential Zone (RS)" (By-law No. 5942) and "Comprehensive Development Zone (CD)" (By-law No. 12285) 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) approval from the Ministry of Transportation; and
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate a portion of 5630 and 5648 - 148 street from Single Family Residential to Single Family Small Lots when the project is considered for final adoption.

RES.R02-1505 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14760" pass its first reading.

RES.R02-1506 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, 2002, No. 14760" pass its second reading.
 RES.R02-1507 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, 2002, No. 14760" be held at the
 City Hall on July 22, 2002, at 7:00 p.m.
 RES.R02-1508 Carried

- 23. 7902-0056-00**
16277 High Park Avenue
Ocean Park Developments, Hunter Laird Engineering/Pamela Hughes
 Rezoning/Development Permit
Rezone from A-1 to CD to permit 46 single family lots. Development Permit to permit a landscape buffer to the ALR.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 16277 High Park Avenue.

The applicant is proposing:

- a rezoning from A-1 to CD;
- a Development Permit

in order to permit the development of 10 RA-G type lots and 36 RH-G type 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 "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. 7902-0056-00 in accordance with the attached drawings (Appendix X).

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; and
 - (f) registration of a Restrictive Covenant advising property owners of specific agricultural practices in the area.

4. Council pass a resolution to amend Rosemary Heights Local Area Plan to redesignate the southern portion of the land from Suburban One-Acre Residential to Suburban Half-Acre Residential when the project is considered for final adoption.

RES.R02-1509 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, 2002, No. 14761" pass its first reading.

RES.R02-1510 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, 2002, No. 14761" pass its second reading.

RES.R02-1511 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, 2002, No. 14761" be held at the City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1512

Carried with Councillor Bose against.

24. 7902-0002-00

15253 and 15283 - 36 Avenue

**Porte Realty/Chia-Han, Feng-Ying, Yu-Jung, Yen-Hong and Yen-Lah Liu
Ruediger Komposch and Karin Wilson**

Rezoning/Development Permit/Development Variance Permit

Rezone from RA to RM-15. Development Permit to permit a 29-unit townhouse development. Development Variance Permit to permit front, side and rear yard relaxations.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on properties located at 15253 and 15283 - 36-Avenue.

The applicant is proposing:

- a rezoning from RA to RM-15;
- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - to relax the front yard setback from 7.5 metres (25 ft.) to 6 metres (19.6 ft.);
 - to the side yard setback from 7.5 metres (25 ft.) to 5.75 metres (19 ft.); and
 - the rear yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.)

in order to permit the development of 29 townhouses.

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 the letter from the Rosemary Heights

Residents Committee be received.

RES.R02-1513

Carried

Delegation

Mr. David Porte was present and reported that there is a 32 foot wide statutory right-of-way to the north of the property containing sanitary and storm sewer lines. He continued that the requirement under the current by-laws would be a 50 foot setback between properties, and that with the proposed 20 foot setback plus the 32 foot setback currently contained in the statutory right-of-way, there would be a total 52 foot setback between the properties.

He continued that the setback provided for the interior open space is 3 times the requirement in order to retain a grouping of trees as part of the open space.

He added that meetings had taken place with the community residents and in response to their concerns, stone was added to the columns and piers of the buildings facing 36 Avenue. In addition, he reported that there would also be stone included in the landscaping columns and fences. He pointed out that there was no reference made to the addition of stone or brick in the Design Guidelines.

In response to a suggestion raised to move one building 5 feet to the south, the applicant stated that the building locations were designed in order to create a variety of larger garage aprons.

Mr. Porte stated that, at this time, his company would be building the project. He continued that the proposed reduction in setback would not really be a reduction because of the right-of-way offers greater spacing that it would in a typical situation.

It was Moved by Councillor Eddington
Seconded by Councillor Villeneuve
That the matter be referred back to the
Planning & Development Department to resolve the issues raised by the
Rosemary Heights Resident Committee.

RES.R02-1514

Defeated with Councillors Tymoschuk,
Steele, Bose, Watts, Hunt, and the Mayor
against.

A motion by Councillor Bose to approve Items 1 and 2 of the Planning Department recommendation received no seconder.

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 "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
- RES.R02-1515 Carried with Councillor Eddington against.

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

2. Council approve the applicant's request to eliminate the required indoor amenity space.
- RES.R02-1516 Carried with Councillor Eddington against.

It was Moved by Councillor Hunt
Seconded by Higginbotham
That:

3. Council authorize staff to draft Development Permit No. 7902-0002-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7902-0002-00, varying the following, to proceed to Public Notification (Appendix VII):
- (a) to reduce the minimum front yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6 metres (19.6 ft.); and
 - (b) to reduce the minimum eastern side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5.75 metres (19 ft.).
5. Council deny the following variances:
- (a) to reduce the minimum rear yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6 metres (19.6 ft.).
6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R02-1517 Carried with Councillors Eddington and Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14762" pass its first reading.

RES.R02-1518 Carried with Councillors Eddington 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, 2002, No. 14762" pass its second reading.

RES.R02-1519 Carried with Councillor Eddington 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, 2002, No. 14762" be held at the
City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1520 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the concerns raised in the letter from
the Rosemary Heights Residents Association be addressed prior to the Public
Hearing and consideration of the Development Permit.

RES.R02-1521 Carried

COMMERCIALSOUTH SURREY**25. 7902-0074-00**

**2956, 2972, 2988, 3006, 3032 - 152 Street, 152 Street Frontage Road
Avondale Development Corp. (Gerry Olma)/Susan Fay Gilbert, Rodney
Milne and Jerry Smithwick, Wendy Diana Martian, B.C. Transportation
Financing Authority, City of Surrey
Rezoning/Development Permit
Rezone from RA, RF, RM-D to CD. Development Permit to permit a 2,500 m²
commercial development.**

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 2956, 2972, 2988, 3006, 3032 - 152 Street, 152 Street Frontage Road .

The applicant is proposing:

- a rezoning from RA, RF, and RM-D to CD;
- a Development Permit;
- an amendment to the King George Highway corridor LAP from Single Family Residential (6 upa) to Commercial

in order to permit the development of a 2,500 m² (27,000 sq.ft.) neighbourhood commercial project.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000), "Single Family Residential Zone (RF)" (By-law No. 12000) and "Duplex Residential Zone (RM-D)" (By-law No. 12000) to CD (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0074-00 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) approval from the Ministry of Transportation;
 - (d) Restrictive Covenant to restrict business hours and prohibit certain uses;
 - (e) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.
4. Council pass a resolution to amend the King George Highway Corridor Land Use Plan to redesignate the land from Single Family Residential (6 upa) to Commercial when the project is considered for final adoption.

RES.R02-1522 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14763" pass its first reading.

RES.R02-1523 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, 2002, No. 14763" pass its second reading.

RES.R02-1524 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, 2002, No. 14763" be held at the
City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1525 Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

**1. Official Community Plan Policies - Business Park
File: 6440-02**

It was Moved by Councillor Steele
Seconded by Councillor Watts
That staff bring forward to the next Regular
Council Land Use meeting an information report that documents the merits and
issues in relation to the City's Official Community Plan policies of the
applications by Ocean Park Developments Ltd. for the development of a business
park south of 40 Avenue between 152 Street and Highway 99 and the process that
such applications need to follow in order to receive consideration by the
Agricultural Land Commission.

RES.R02-1526

Carried

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12919"

7996-0001-00 - Montague Holdings, c/o Fung and Associates &
Rimark Consulting

A-1 (BL 12000) to IL (BL 12000) - 10141 & 10175 Grace Road - to
permit an industrial development.

Approved by Council: September 10, 1996

Note: The Public Hearing on this application was held on October 7, 1996. As
more than two years have passed since the Public Hearing, Council may

J. ADJOURNMENT

It was

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

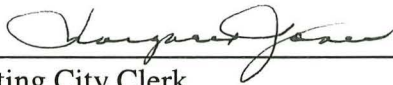
meeting do now adjourn.

RES.R02-1529

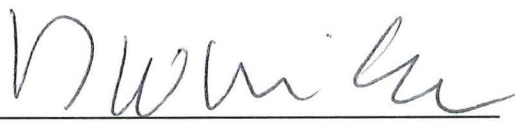
Carried

The Regular Council- Land Use meeting adjourned at 5:44 p.m.

Certified Correct:



Acting City Clerk



Mayor