



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
TUESDAY, SEPTEMBER 3, 2002
Time: 4:00 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. **7902-0230-00**
19580 - 56 Avenue
Atelier Architecture Inc., Attn. Brian Shigetomi/Langley Hospitality Inc.
Development Permit
To permit the enclosure of the patio and an addition to the kitchen.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19580 - 56 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the enclosure of the patio and an addition to the kitchen.

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 Bose
 Seconded by Councillor Higginbotham
 That Council approve the attached
 Development Permit No. 7902-0230-00 (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.R02-1859

Carried

2. **7901-0180-00**
5989 - 168 Street
Avinash Banwait, Mainland Engineering Corporation/Parminder Singh Gill and Ramandeep Kaur Gill
 Rezoning/Development Permit/NCP Amendment
Rezone from C-4 to CD and Development Permit to permit the development of a neighbourhood-scale retail and residential complex. NCP Amendment from Institutional/Residential to Commercial/Residential.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, a Development Permit application, and an NCP Amendment on property located at 5989 - 168 Street.

The applicant is proposing:

- a rezoning from C-4 to CD;
- a Development Permit; and
- an NCP amendment from Institutional/Residential to Commercial/Residential

in order to permit the development of a neighbourhood-scale retail/residential complex in the West Cloverdale South NCP area.

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 "Local Commercial Zone (C-4)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7901-0180-00 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) submission of a road dedication plan for the widening of 168 Street and 60 Avenue to the satisfaction of the Approving Officer;
 - (d) registration of a right-of-way for public access over the northerly setback area, which will be integrated into the future plaza envisioned in the West Cloverdale South NCP;
 - (e) registration of a Restrictive Covenant prohibiting permanent access from 168 Street to the subject site, to the satisfaction of the General Manager, Engineering;
 - (f) submission of half of the estimated cost for the future construction of a shared driveway to the south on the adjacent property, to provide a permanent access to the subject site from 168 Street; and
 - (g) registration of an access easement to permit access to the subject property from the adjacent property to the south when it is developed in the future.
4. Council pass a resolution to amend the West Cloverdale South NCP to redesignate the land from Institutional/Residential to Commercial/Residential when the project is considered for final adoption.

RES.R02-1860

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14789" pass its first reading.

RES.R02-1861

Carried

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14789" pass its second reading.
 RES.R02-1862 Carried

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14789" be held at the
 City Hall on September 16, 2002, at 7:00 p.m.
 RES.R02-1863 Carried

FLEETWOOD/GUILDFORD

3. **7902-0213-00**
15125 - 100 Avenue
Kasian Kennedy Architects/478627 British Columbia Ltd.
Development Permit/Development Variance Permit
Development Permit to permit an exterior renovation to Boston Pizza.
Development Variance Permit to various provisions of Surrey Sign By-law.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 15125 - 100 Avenue.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to relax the following by-law regulations:
 - to increase the number of fascia signs from one to four
 - to increase the maximum sign area

in order to permit the renovation of the existing Boston Pizza Restaurant.

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. 7902-0213-00 in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7902-0213-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum number of fascia signs from one to four;
 - (b) to increase the maximum fascia sign area from .3 square metres [3 sq. ft.] per linear foot of premise frontage to .4 square metres [4.3 sq. ft.].

RES.R02-1864

Carried with Councillor Bose against.

4. **7902-0205-00**
15420, 15430, 15444 - 104 Avenue; 15417, 15427 and 15437 - 103A Avenue
Teck Construction/Comway Developments Ltd.
 Rezoning/Development Permit
Proposed rezoning from RF to CHI and a Development Permit to permit the construction of an auto dealership.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 15420, 15430, 15444 - 104 Avenue; 15417, 15427 and 15437 - 103A Avenue.

The applicant is proposing:

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

in order to permit the development of an auto dealership in Guildford.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0205-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) completion of a road exchange for portions of 103A Avenue, to realign 103A Avenue at 154 Street in conjunction with the Development Application No. 7902-0204-00; and
- (e) registration of a future access easement along the north drive aisle, parallel to 104 Avenue.

RES.R02-1865

Carried with Councillor Villeneuve against.

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14790" pass its first reading.

RES.R02-1866

Carried with Councillor Villeneuve 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. 14790" pass its second reading.

RES.R02-1867

Carried with Councillor Villeneuve 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. 14790" be held at the
City Hall on September 16, 2002, at 7:00 p.m.

RES.R02-1868

Carried

5. **7902-0204-00**
15386 - 104 Avenue and 10363 - 154 Street
Teck Construction/Freeway Chrysler Dodge Ltd.
OCP Amendment/Rezoning/Development Permit
OCP Amendment from Town Centre to Commercial, rezoning from RF to CHI and a Development Permit to permit the construction of an auto dealership.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Permit application on properties located at 15386 - 104 Avenue and 10363 - 154 Street.

The applicant is proposing:

- an OCP amendment from Town Centre to Commercial;
- a rezoning from RF to CHI; and
- a Development Permit

in order to permit the development of an auto dealership in Guildford.

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

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

1. a By-law be introduced to redesignate the property from Town Centre to Commercial and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7902-0204-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) completion of a road exchange for portions of 103A Avenue, to realign 103A Avenue at 154 Street, in conjunction with Development Application No. 7902-0205-00; and
 - (e) registration of reciprocal access easements with the adjoining property to the west (Freeway Chrysler).
5. Council pass a resolution to rescind Temporary Commercial Use Permit No. 7901-0047-00, when the project is considered for final adoption.

RES.R02-1869

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Watts

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 65 Amendment By-law 2002, No. 14791" pass its first reading.

RES.R02-1870

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 65 Amendment By-law 2002, No. 14791" pass its second reading.

RES.R02-1871

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Watts

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 65 Amendment By-law 2002, No. 14791" be held at the City Hall on September 16, 2002, at 7:00 p.m.

RES.R02-1872

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14792" pass its first reading.

RES.R02-1873

Carried

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

It was
RES.R02-1874

Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14792" pass its second reading.
Carried

It was then
RES.R02-1875

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. 14792" be held at the
City Hall on September 16, 2002, at 7:00 p.m.
Carried

NEWTON

6. 7996-0076-02
15194 - 72 Avenue
Equitas Development Corporation Ltd./Chevron Canada Ltd.

Development Variance Permit

To vary the easterly and westerly side yard setback and reduce the minimum lot area for a proposed commercial building in the comprehensive neighbourhood commercial complex.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15194 - 72 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - minimum easterly side yard setback from 7.5 metres (25 ft.) to 3.6 metres (12 ft.);
 - minimum westerly side yard setback from 7.5 metres (25 ft.) to 0 metre (0 ft.);
 - minimum lot area from 2,000 m² (21,528 sq.ft.) to 1,500 m² (16,146 sq.ft.).

in order to permit the development of a commercial development in a comprehensively planned neighbourhood commercial centre including a gas station and convenience store.

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. 7996-0076-02, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum westerly yard setback of the "Neighbourhood Commercial Zone (C-5)" from 7.5 metres (25 ft.) to 0 metre (0 ft.);
 - (b) to reduce the minimum easterly side yard setback of the "Neighbourhood Commercial Zone (C-5)" from 7.5 metres (25 ft.) to 3.6 metres (11.8 ft.); and
 - (c) to vary the minimum lot area from 2,000 m² (21,528 sq.ft.) to 1,500 m² (16,146 sq.ft.).

RES.R02-1876

Carried with Councillor Bose against.

SOUTH SURREY

7. **7902-0012-00**
15244/15276 - 32 Avenue
James Crawford - GSI Construction Ltd./32nd Avenue Developments Ltd.
(Inc. No. 633409)
Rezoning/Development Permit
Rezone from RA to CD for the development of a two-storey 4,983.5 m² (53,643 sq. ft.) office/warehouse building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 15244/15276 - 32 Avenue.

The applicant is proposing:

- a rezoning from RA to CD (based on IB); and
- a Development Permit

in order to permit the development of a two-storey 4,983.5 m² (53,643 sq. ft.) office/warehouse 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 Higginbotham
Seconded by Councillor Steele
That:

1. Council file Zoning By-law Amendment No. 14689.
2. a By-law be introduced to rezone the property from One-Acre Residential Zone (RA) (By-law 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.

RES.R02-1877 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14689" be filed.

RES.R02-1878 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14793" pass its first reading.

RES.R02-1879 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. 14793" pass its second reading.

RES.R02-1880 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. 14793" be held at the
City Hall on September 16, 2002, at 7:00 p.m.

RES.R02-1881 Carried

8. **7901-0244-00**
3133 - 188 Street
Morrie Finn, c/o Wireless Development Services Ltd.
Brock Enderton, c/o Telus Mobility/Stanley Lawrence Scheves
Development Variance Permit
To vary the height of a free-standing telecommunication tower from 12 metres (40 ft.) to 42.67 metres (140 ft.).

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 3133 - 188 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - the height of a free-standing telecommunication tower from 12 metres (40 ft.) to 42.67 metres (140 ft.)

in order to permit the development of a wireless co-location facility consisting of a 42.67 metres (140 ft.) high multi-tenant monopole, 3.66 m (12 ft.) x 9.14 metres (30 ft.) equipment shelter and associated ground mounted equipment.

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 Bose
Seconded by Councillor Hunt
That:

1. Council approve Development Variance Permit No. 7901-0244-00, varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of a free-standing telecommunication tower Section A of Part 4 of Section A of Part 4 of the General Provisions of Zoning By-law No. 12000 allowed from 12 metres (40 ft.) to 42.67 metres (140 ft.).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect and submission of a Letter of Credit.

RES.R02-1882

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That a Public Information Meeting in the
 form of a Public Hearing be set to solicit opinions from area residents regarding
 the proposed telecommunication tower at 3133 - 188 Street for Monday,
 September 30, 2002, at the City Hall at 7:00 p.m.

RES.R02-1883

Carried with Councillor Villeneuve and the
 Mayor against.

9. 7901-0241-00**18809 - 0 Avenue****Morrie Finn, c/o Wireless Development Services Ltd.****Brock Enderton, c/o Telus Mobility/****K.A. Ray Limited**

Development Variance Permit

*To vary the height of a free-standing telecommunication tower from 12 metres
 (40 ft.) to 42.67 metres (140 ft.).*

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Variance Permit on property located at
 18809 - 0 Avenue.

The applicant is proposing a Development Variance Permit to vary the following
 by-law regulations:

- the height of a free-standing telecommunication tower from 12 metres
 (40 ft.) to 42.67 metres (140 ft.)

in order to permit the development of a wireless co-location facility consisting of
 a 42.67 metres (140 ft.) high multi-tenant monopole, 3.66 metres (12 ft.) x
 9.14 metres (30 ft.) equipment shelter and associated ground mounted equipment.

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. 7901-0241-00,
 varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of a free-standing
 telecommunication tower Section A of Part 4 of the General
 Provisions of Zoning By-law No. 12000 allowed from 12 metres
 (40 ft.) to 42.67 metres (140 ft.).

2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect and submission of a Letter of Credit.
3. Council instruct the applicants to revise the proposal and relocate the proposed tower site to reflect minimum 42.67 metres (140 ft.) setbacks for both the front yard and side yard on flanking street.
4. Council instruct the City Clerk to set a date for a Public Information Meeting in the form of a Public Hearing to solicit opinions from area residents regarding the proposed telecommunications tower.

RES.R02-1884

Carried with Councillor Villeneuve and the Mayor against.

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That a Public Information meeting in the form of a Public Hearing be set to solicit opinions from area residents regarding the proposed telecommunication tower at 18809 - 0 Avenue for Monday, September 30, 2002, at the City Hall at 7:00 p.m.

RES.R02-1885

Carried

SURREY CITY CENTRE/WHALLEY

- 10. 7902-0146-00**
12355 Pattullo Place
Rodney C. Lyons Architect /Kahlon Investments Ltd.
 Development Permit
To permit the construction of a multi-tenant commercial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12355 Pattullo Place.

The applicant is proposing:

- a Development Permit

in order to permit the development of a multi-tenant commercial building in South Westminster.

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. 7902-0146-00 (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.R02-1886

Carried

11. **7902-0010-00**
13670 - 94A Avenue and 13686 - 94A Avenue
Roy Holman/Ray Ota and Phoenix Drug & Alcohol Recovery & Education Society
 Temporary Use Permit
OCP Amendment to declare the site a Temporary Commercial Use Permit Area.
Temporary Commercial Use Permit to allow a surface parking lot.

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit on properties located at 13670 and 13686 - 964A Avenue.

The applicant is proposing:

- an OCP amendment to declare the site a Temporary Commercial Use Permit Area; and
- a Temporary Commercial Use Permit

in order to permit a temporary surface parking lot across from Surrey Memorial Hospital.

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 declare the site a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council approve Temporary Commercial Use Permit No. 7902-0010-00 to proceed to Public Notification.

3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) the registration of an access easement and a Restrictive Covenant on the lot at 13686 - 94A Avenue to provide joint access to the parking area on the subject site and the lot at 13686 - 94A Avenue;
 - (c) the placement of a chain link fence along the 15.0-metre (50 ft.) setback line from the top-of-bank of Quibble Creek, to ensure that vegetation within the setback area is not disturbed;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) submission of adequate security to ensure the site is returned to its vacant state.

RES.R02-1887

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 31 Amendment By-law 2002, No. 14794" pass its first reading.

RES.R02-1888

Carried

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 31 Amendment By-law 2002, No. 14794" pass its second reading.

RES.R02-1889

Carried

It was then

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, Text No. 31 Amendment By-law 2002, No. 14794" be held at the City Hall on September 16, 2002, at 7:00 p.m.

RES.R02-1890

Carried

12. 7902-0004-00**13674 Grosvenor Road****Roberto de Guzman/Philippine Community Centre Society**

Development Permit/Development Variance Permit

Development Permit to permit the construction of a Philippine Community Centre. Development Variance Permit to vary the parking regulations, the eastern side yard setback, and landscaping.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 13674 Grosvenor Road.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - to relax the minimum number of on-site parking spaces from 105 to 93;
 - to increase the amount of small car stalls from 25% to 30%;
 - to relax the eastern side yard setback from 7.5 m (25 ft.) to 4.8 m (16 ft.); and
 - to reduce the landscaping requirement from 1.5 m (5 ft.) to 0.6 metre (2 ft.) along a portion of the southern property line.

in order to permit the development of a Philippine Community Centre in Surrey 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 Villeneuve

Seconded by Councillor Watts

That:

1. Council authorize staff to draft Development Permit No. 7902-0004-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0004-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces of Comprehensive Development Zone (By-law No. 14533) for the Community Centre from 105 to 93;
 - (b) to increase the amount of small-car parking stalls from 25% to 30%;

- (c) to reduce the minimum eastern side yard setback of Comprehensive Development Zone (By-law No. 14533) from 7.5 metres (25 ft.) to 4.8 metres (16 ft.); and
 - (d) to reduce the landscaping requirement of Comprehensive Development Zone (By-law No. 14533) from 1.5 m (5 ft.) to 0.6 metre (2 ft.) along a portion of the southern property line.
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.R02-1891

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE

13. **7902-0098-00**
16690 - 64 Avenue
Coastland Engineering & Surveying Ltd./
Ajaib Singh Ghuman, Sarjit Kaur Ghuman and Narinder Kaur Mann
Rezoning
From A-1 to RF to permit subdivision into approximately 12 single family lots.

Councillor Bose left the meeting at 4:29 p.m. due to a potential conflict of interest as his family has property holdings in the area.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16690 - 64 Avenue.

The applicant is proposing:

- a rezoning from A-1 to RF

in order to permit subdivision into approximately 12 single family lots.

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

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

1. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 12 until future consolidation with the adjacent property (16728 - 64 Avenue).

RES.R02-1892 Carried

It was
Moved by Councillor Steele
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14795" pass its first reading.
RES.R02-1893 Carried

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

It was
Moved by Councillor Steele
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14795" pass its second reading.
RES.R02-1894 Carried

<p>It was then</p> <p>By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14795" be held at the City Hall on September 16, 2002, at 7:00 p.m.</p> <p>RES.R02-1895</p>	<p>Moved by Councillor Steele Seconded by Councillor Hunt That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14795" be held at the City Hall on September 16, 2002, at 7:00 p.m. <u>Carried</u></p>
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Councillor Bose returned to the meeting at 4:30 p.m.

FLEETWOOD/GUILDFORD

14. **7902-0231-00**
11136 - 152A Street, 11128 - 152A Street, 11120 - 152A Street,
11110 - 152A Street & 11102 - 152A Street
Mike Tynan, Tynan Consulting Ltd./SND Development Ltd.
 Restrictive Covenant Amendment
Restrictive Covenant (Building Scheme) Amendment to increase the floor area of the proposed homes for lots 2, 4, 5, 6 and 7 only.

The General Manager of Planning & Development submitted a report concerning an application to amend the Restrictive Covenant on properties located at 11136 - 152A Street, 11128 - 152A Street, 11120 - 152A Street, 11110 - 152A Street & 11102 - 152A Street.

The applicant is proposing:

- a Restrictive Covenant [Building Scheme] amendment

in order to increase the floor area for the proposed homes on Lots 2, 4, 5, 6 and 7 only.

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

<p>It was</p> <p>amendment and authorize staff to amend the Restrictive Covenant (Building Scheme) as described in this report.</p> <p>RES.R02-1896</p>	<p>Moved by Councillor Villeneuve Seconded by Councillor Tymoschuk That Council approve the proposed amendment and authorize staff to amend the Restrictive Covenant (Building Scheme) as described in this report. <u>Carried</u></p>
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15. 7901-0340-00**14885 - 105 Avenue****Dave Walls, Barnett Dembeck Architects/Basano Properties Corp.**

Land Use Contract Discharge/Rezoning/Development Permit

Partial Discharge of LUC No. 208; Rezoning from RM-45 to CD; and Development Permit to permit a three-storey apartment building.

The General Manager of Planning & Development submitted a report concerning an application to partially discharge Land Use Contract No. No. 208, a rezoning application, and a Development Permit application on property located at 14885 - 105 Avenue.

The applicant is proposing:

- a rezoning from RM-45 to CD;
- a Land Use Contract discharge; and
- Development Permit

in order to permit the development of a three-storey apartment 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 Villeneuve

Seconded by Councillor Steele

That:

1. a By-law be introduced to discharge Land Use Contract 208 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Multiple Residential 45 Zone (RM-45)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7901-0340-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of an acceptable tree survey and a statement regarding tree preservation; and

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

RES.R02-1897

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 208,
Authorization By-law, 1976, No. 4963 Partial Discharge By-law, 2002,
No. 14796" pass its first reading.

RES.R02-1898

Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 208,
Authorization By-law, 1976, No. 4963 Partial Discharge By-law, 2002,
No. 14796" pass its second reading.

RES.R02-1899

Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land
Use Contract No. 208, Authorization By-law, 1976, No. 4963 Partial Discharge
By-law, 2002, No. 14796" be held at the City Hall on September 16, 2002, at
7:00 p.m.

RES.R02-1900

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14797" pass its first reading.

RES.R02-1901

Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14797" pass its second reading.

RES.R02-1902

Carried

It was then

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14797" be held at the City Hall on September 16, 2002, at 7:00 p.m.

RES.R02-1903

Carried

16. 7901-0202-00

8156 - 156 Street

Richard Brooks/Jagdish Singh and Kamjit Kaur Gill

Rezoning

From RA to CD to allow subdivision into two (2) single family lots and to retain an existing house.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 8156 - 156 Street.

The applicant is proposing:

- a rezoning from RA to CD

to allow subdivision into two (2) single family residential lots and to retain an existing home on one proposed lot.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That:

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

RES.R02-1904

Carried with Councillor Eddington against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14798" pass its first reading.
 RES.R02-1905 Carried with Councillor Eddington against.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14798" pass its second reading.
 RES.R02-1906 Carried with Councillor Eddington against.

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14798" be held at the
 City Hall on September 16, 2002, at 7:00 p.m.
 RES.R02-1907 Carried

17. 7900-0179-00

17185 - 80 Avenue

**Russell Acton, Acton Ostry Architects Inc./Christ Worship Centre,
 Inc. No. S-29192**

Rezoning/Development Permit/Development Variance Permit

*Rezone from A-1 to PA-2 to permit the development of a regional-scale church.
 DP for development adjacent to the Agricultural designation. DVP to vary
 building height, front & side yard setbacks, definition of open space, number of
 parking spaces & sanitary sewer requirements.*

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 property located at 17185 - 80 Avenue.

The applicant is proposing:

- a rezoning from A-1 to PA-2;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - increase the maximum building height of the sanctuary from 9 metres (30 ft.) to 12.5 metres (41 ft.);
 - increase the minimum front yard setback from 12.5 metres (41 ft.) to 5.2 metres (17 ft.), and from 12.5 metres (41. ft.) to 7.0 metres (23 ft.) at the south-east corner;

- reduce the minimum side (east) yard setback from 12.5 metres (41 ft.) to 7.5 metres (25 ft.);
- vary the definition of open space to permit the location of a fenced play area in the east side yard setback;
- reduce the required number of on-site parking spaces from 411 to 387 spaces; and
- relax the sanitary sewer requirement of the Subdivision & Development By-law to allow a private lift station, pumping along a proposed force main to a gravity trunk sewer located west on 80 Avenue

in order to permit the development of a regional-scale church.

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

Before the main motion was put, the Chair indicated that Items 3(e), 4(a) and 5(b) of the main motion would be divided and voted upon separately.

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

1. a By-law be introduced to rezone the property from "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 authorize staff to draft Development Permit No. 7900-0179-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7900-0179-00, varying the following, to proceed to Public Notification:
 - (a) the maximum building height of the PA-2 Zone from 9 metres (30 ft.) to 12.5 metres (41 ft.);
 - (b) the minimum front yard setback of the PA-2 Zone from 12.5 metres (41 ft.) to 5.2 metres (17 ft.) except at the south-east corner where the front yard setback is reduced from 12.5 metres (41 ft.) to 7.0 metres (23 ft.);
 - (c) the minimum side yard setback (east side) of the PA-2 Zone from 12.5 metres (41 ft.) to 7.5 metres (25 ft.);
 - (d) the definition of open space to permit the location of a fenced play area within the side yard setback on the east side; and
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;
- (c) input from the Department of Fisheries and Oceans;
- (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) submission of road dedication plans for 80 Avenue to the satisfaction of the Approving Officer.

RES.R02-1908

Carried

The Chair then indicated that Item 3(e) of the motion was before Council:

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council approve the reduction in the
number of minimum on-site parking spaces from 411 to 387.

RES.R02-1909

Carried with Councillor Eddington against.

The Chair then indicated that Item 4(a) of the motion was before Council:

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That Council deny the variance to relax the
sanitary sewer requirement of the Subdivision & Development By-law to allow a
private lift station, pumping sewage along a proposed force main to a gravity
trunk sewer located west on 80 Avenue; and that the applicant be required to cost
share in the construction of the ultimate system.

RES.R02-1910

Carried

The Chair then advised that Item 5(b) of the motion was before Council:

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the registration of a Restrictive
Covenant stipulating that the maximum number of people cannot exceed 1,200 on
the site at one time, to the satisfaction of the General Manager, Engineering, be
deleted.

RES.R02-1911 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14799" pass its first reading.

RES.R02-1912 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. 14799" pass its second reading.

RES.R02-1913 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. 14799", be held at the
City Hall on September 16, 2002, at 7:00 p.m.

RES.R02-1914 Carried

NEWTON

18. **7902-0158-00**
14884 - 76 Avenue
CitiWest Consulting (Roger Jawanda and Frank Wilton)/
Joginder S. Rai, Harpreet Kaur Rai, Surjit K. Rai, Baljit S. Mann, Hardip S.
Rai, Baljit K. Mann, Sukhvinder Rai, Amritpal Rai, Marshall Singh
Sangheva, Sonia Sanghera, Paul Bahia and Balvir Bahia
Rezoning
From RA to RF to permit the development of 7 single family lots.

The General Manager of Planning & Development submitted a report concerning
an application for rezoning on property located at 14884 - 76 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the development of 7 single family lots.

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

It was
Moved by Councillor Villeneuve
Seconded by Councillor 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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) registration of a Restrictive Covenant to ensure that:
 - a 6 metre (20 ft.) landscaping buffer is provided along the eastern perimeter of proposed Lots 1 to 5;
 - the principal building will be setback a minimum of 13.5 metres (44 ft.) from the rear property line for Lots 1 to 5; and
 - no building construction will take place within the buffer; and
 - (e) registration of a Restrictive Covenant to prohibit consolidation and further subdivision of the lots.

RES.R02-1915

Carried with Councillors Bose and Eddington against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14800" pass its first reading.
 RES.R02-1916 Carried with Councillors Bose and
 Eddington against.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14800" pass its second reading.
 RES.R02-1917 Carried with Councillors Bose and
 Eddington against.

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14800" be held at the
 City Hall on September 16, 2002, at 7:00 p.m.
 RES.R02-1918 Carried

19. 7901-0208-00

12745 - 60 Avenue

Roger Jawanda, CitiWest Consulting Ltd./

Charan K. Hayer, Kulwant S. Chohan and Davinder S. Kalsi

Rezoning/Development Variance Permit

*Rezone from RA to RF in order to permit the development of approximately
 5 single family lots. Development Variance Permit to reduce the minimum west
 side yard setback and rear yard setback of the RF Zone for an existing building
 on proposed Lot 5.*

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning, and a Development Variance Permit application on
 property located at 12745 - 60 Avenue.

The applicant is proposing:

- a rezoning from RA to RF;
- a Development Variance Permit to vary the following by-law regulations:
 - Surrey Zoning By-law, 1993, No. 12000, Part 16 "Single Family Residential Zone", Section F. "Yards and Setbacks" in order to permit a rear yard setback of 3.3 metres (10.8 ft.) vs. 7.5 metres (25 ft.) for proposed lot 5; and
 - Surrey Zoning By-law, 1993, No. 12000, Part 16 "Single Family Residential Zone", Section F. "Yards and Setbacks" in order to permit

a west side yard setback of 2.0 metres (6.5 ft.) vs. 3.6 metres (12 ft.) for proposed lot 5.

in order to permit the development of approximately 5 single family lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7901-0208-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (north) yard setback of the RF Zone from 7.5 metres (25 ft.) to 3.3 metres (10.8 ft.) for proposed Lot 5.
 - (b) to reduce the minimum west side yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) for proposed Lot 5.
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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future consolidation with the adjacent property (12715 - 60 Avenue).

RES.R02-1919

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2002, No. 14801" pass its first reading.
RES.R02-1920 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2002, No. 14801" pass its second reading.
RES.R02-1921 Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2002, No. 14801" be held at the
City Hall on September 16, 2002, at 7:00 p.m.
RES.R02-1922 Carried

SOUTH SURREY

20. 7902-0221-00

15155 - 18 Avenue

Darrel Epp/The City of Surrey

Development Permit/Development Variance Permit

Development Permit to permit the construction of a two-storey Municipal Library/RCMP Detachment building. Development Variance Permit to vary the front yard and flanking side yard, and the parking requirements for a Municipal building.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 15155 - 18 Avenue.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to relax the following by-law regulations:
 - the front yard and side yard on the flanking street; and
 - the minimum on-site parking requirements

in order to permit the development of a two-storey municipal building including a library and RCMP detachment.

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

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

1. Council authorize staff to draft Development Permit No. 7902-0221-00 in accordance with the attached drawings (Appendix V).
2. Council approve Development Variance Permit No. 7902-0221-00, varying Part 4 General Provisions Section A.1(a)(iv) of the Zoning By-law No. 12000, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback from 13.7 metres (45.0 ft.) to 0.3 metres (1 ft.);
 - (b) to reduce the minimum flanking side yard setback from 13.7 metres (45.0 ft.) to 0.3 metres (1 ft.); and
 - (c) to reduce the minimum on-site parking spaces from 122 to 103.
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R02-1923

Carried

- 21. 7901-0316-00**
13190 - 13 Avenue
Holden Yip, H.Y Engineering/Howard Lee & Marcia Lynn Castleman
 Development Variance Permit
To vary the front and side yard setbacks of one of the four proposed single family residential (RF) lots in this subdivision application.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13190 - 13 Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - to reduce the front yard setback from 7.5 m (25 ft.) to 3.5 m (11.5 ft.);
 - to reduce the rear yard setback from 7.5 m (25 ft.) to 5.0 m (16.4 ft.);

- to vary the minimum lot depth from 28 m (90 ft.) to approximately 18.1 m (59.4 ft.)

in order to permit the development of a single family residence on Lot 1 of the proposed four lot subdivision in this Single Residential Zoned (RF) site.

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

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

1. Council approve Development Variance Permit No. 7901-0316-00, varying the following for Lot 1 in a proposed subdivision, to proceed to Public Notification:
 - (a) to vary the minimum lot depth of the "Single Family Residential Zone (RF)" from 28 m (90 ft.) to 18.1 m (59.4 ft).
 - (b) to reduce the required front yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.).
 - (c) to reduce the required rear yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 5 metres (16.4 ft.).

RES.R02-1924

Carried with Councillor Bose against.

SURREY CITY CENTRE/WHALLEY

22. **7902-0251-00**
10728 - 140 Street
Sukh Dhaliwal, Dhaliwal Oliver Wong Professional Land Surveyors/
Dr. Kang
 Development Variance Permit
To relax the southern side yard setback for a single family dwelling under construction.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 10728 - 140 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulation:

- to reduce the southern side yard setback from 1.2 metres (4 ft.) to 0.94 metre (3 ft.)

in order to permit the completion of a single family dwelling under construction.

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

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

1. Council approve Development Variance Permit No. 7902-0251-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum southern side yard setback of the "Single Family Residential Zone (RF)" from 1.2 metres (4 ft.) to 0.94 metre (3 ft.).

RES.R02-1925

Carried

23. 7902-0082-00
11540, 11548, and 11552 Currie Drive
Mr. Nicholas Rawcliffe/Nicholas and Barbara Rawcliffe
 Development Variance Permit
To allow reduced front and side yard setbacks of the RA Zone for four existing single family lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 11540, 11548 and 11552 Currie Drive.

The applicant is proposing:

- a Development Variance Permit to vary the front and rear yard setbacks of the RA Zone

to allow house construction on the four existing 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 Watts
That:

1. Council approve Development Variance Permit No. 7902-0082-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RA Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for Lots 1 - 4;
- (b) to reduce the minimum north yard setback of the RA Zone from 1.8 metres (6.0 ft.) to 1.2 metres (4.0 ft.) for Lot 1;
- (c) to reduce the minimum side yard setback on a flanking street of the RA Zone from 3.5 metres (12 ft.) to 1.2 metres (4.0 ft.) for Lot 1:
and
- (d) to reduce the minimum north and south side yard setbacks of the RA Zone from 1.8 metres (6 ft.) to 1.2 metres (4.0 ft.) for Lots 2, 3, and 4.

RES.R02-1926

Carried**COMMERCIAL/INDUSTRIAL (Cont'd.)****FLEETWOOD/GUILDFORD****24. 7901-0257-00****8664 - 160 Street****Barnett Dembek Architects/Capital Canada Mercantile Ltd.**

Rezoning/Development Permit/Development Variance Permit

Rezone from RA to C-15, Development Variance Permit to relax the front yard setback and parking and Development Permit to allow the construction of a commercial building with a banquet facility.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit, and a rezoning application on property located at 8664 - 160 Street.

The applicant is proposing:

- a rezoning from RA to C-15;
- a Development Permit; and
- a Development Variance Permit to relax the following Zoning By-law regulations:
 - to relax the front yard setback; and
 - to relax the parking requirement

in order to permit the development of a commercial building with a banquet facility in the Fleetwood Town 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:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" to "Town Centre Commercial Zone (C-15)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7901-0257-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7901-0257-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required front yard setback of the C-15 Zone from 2.0 metres (6.6 ft.) to 1.4 metres (4.6 ft.).
 - (b) to reduce the minimum number of required on-site parking spaces from 164 to 153.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) registration of a public right-of-passage between the property line and the building face along the west and north property lines; and
 - (e) removal of the single-family dwelling and accessory structures.

RES.R02-1927

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14802" pass its first reading.
 RES.R02-1928 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. 14802" pass its second reading.
 RES.R02-1929 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. 14802" be held at the
 City Hall on September 16, 2002, at 7:00 p.m.
 RES.R02-1930 Carried

- 25. 7901-0220-00**
10174 - 152 Street
John Kaethler, Abby Downs Construction Ltd./
Patricia Carol Zwicker Bischoff, Executrix of the Will of John Montanes
Glaiserman, deceased
 Rezoning/Development Permit/Development Variance Permit
Rezone from C-8 to CD. Development Permit to permit the construction of a Starbucks coffee shop building with drive-through. Development Variance Permit to relax the minimum setback of a free-standing sign from 152 Street.

Councillor Tymoschuk left the meeting at 4:59 due to a potential conflict of interest as he holds shares in Starbucks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit, and a rezoning application on property located at 10174 - 152 Street.

The applicant is proposing:

- a rezoning from C-8 to CD;
- a Development Permit; and
- a Development Variance Permit to vary the Sign By-law to relax the minimum setback of a free-standing sign from 152 Street.

in order to permit the construction of a Starbucks coffee shop building with drive-through, in addition to an existing restaurant at 10174 - 152 Street in Guildford.

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

Delegation:

The applicant's representative was in attendance and commented that Starbucks is moving in the direction of providing drive-through service and that this particular location was amenable to providing this type of service.

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

1. a By-law be introduced to rezone the property from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7901-0220-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7901-0220-00, varying the following to proceed to Public Notification:
 - (a) to vary the Surrey Sign By-law to relax the minimum front setback of a free-standing sign from the west property line from 2.0 metres (6.6 ft.) to 0.2 metre (0.67 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout, for road dedication, to the satisfaction of the Approving Officer;
 - (c) resolution of the outstanding Advisory Design Panel recommendations to the satisfaction of the General Manager, Planning & Development;
 - (d) submission of a revised landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and

- (e) registration of a Section 219 Restrictive Covenant that the owner covenants and agrees to the removal or relocation of the free-standing sign, at the owner's expense, at the time when the City proceeds to widen 152 Street in the future.

RES.R02-1931

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14803" pass its first reading.

RES.R02-1932

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14803" pass its second reading.

RES.R02-1933

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14803" be held at the
 City Hall on September 16, 2002, at 7:00 p.m.

RES.R02-1934

Carried

Councillor Tymoschuk returned to the meeting at 5:00 p.m.

SOUTH SURREY

26. 7901-0332-00

144 and 174 - 176 Street

Mr. Nat Dhaliwal/P.C.B. Properties Ltd. and Andrew P. DeGroot

OCP Amendment/Rezoning/ALR

Exclude approximately 12.5 hectares (31 acres) from the ALR; OCP amendment from Agricultural to Industrial; Rezone from A-1 to IB, and subdivision in the ALR to allow future industrial development (Industrial Park)

Councillor Higginbotham reported that her husband has an association with the applicant, and commented that he does not have any pecuniary interest; and left the meeting at 5:01 p.m.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and an ALR exclusion on properties located at 144 and 174 - 176 Street.

The applicant is proposing:

- ALR exclusion and subdivision within the ALR under Sections 15(1) and 22(1) of the ALR Act respectively;
- an OCP amendment from Agricultural to Industrial; and
- a rezoning from A-1 to IB

to permit future development of an Industrial Park.

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

Delegation:

The applicant's representative was present and commented that the Provincial and Federal governments expropriated land in 1957 and that originally the property consisted of 80 acres and now comprises 62 acres. He continued that this application represented taking only 31 of the 62 acres out of the ALR. He added that the subject site would be ideal for a business park.

He then added that the DeGroot family had been in this area since 1957 and would like to expand their dairy farming operation at this site. He continued that the soil is Class 4, that the border crossing is the second busiest crossing in Canada, and that there has been demand for expansion.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Hunt

That Council defer further consideration of this application until the policy framework, which includes criteria and guidelines that will form the basis for evaluating land development applications involving a request to exclude land from the Agricultural Land Reserve (ALR), has been formulated and adopted by Council and the LRC.

RES.R02-1935

Carried

Councillor Higginbotham returned to the meeting at 5:07 p.m.

RESIDENTIAL/INSTITUTIONAL (Cont'd.)CLOVERDALE

27. 7900-0319-00

Portion of 6331 - 176 Street**Mr. Mark Ankenman and Mr. Richard Brooks/****Westwinds Community Church**

Rezoning/Development Variance Permit

Rezone from RF to PA-2 and Development Variance Permit to relax parking requirements; parking stall location; width of landscaped area; size of sign and copy areas; and height of existing free-standing sign to provide a conforming zone for the existing church.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located on portion of 6331 - 176 Street.

The applicant is proposing:

- a rezoning of the east portion of the site from RF to PA-2; and
- a Development Variance Permit to relax the following:
 - minimum number of parking stalls from 165 to 161 stalls;
 - location of parking stalls within the front yard setback area;
 - width of landscaped area along the north and south lot lines;
 - size of sign area of an existing free-standing sign;
 - size of the copy area; and
 - height of the existing free-standing sign

to provide a conforming zone for the existing church.

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 east portion of the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) and a date be set for Public Hearing (Appendix II).
2. Council approve Development Variance Permit No. 7900-0319-00, varying the following, to proceed to Public Notification (Appendix III):

- (a) to reduce the minimum number of parking spaces of the PA-2 Zone from 165 to 161 stalls;
- (b) to relax the location of parking in the PA-2 Zone, to allow 4 parking spaces to be located within the front yard setback;
- (c) to relax the width of landscaped area of the PA-2 Zone along the north property line from 3.0 metres (10 ft.) to 1.6 metres (5.2 ft.) for the western 76-metres (249 ft.) portion and from 3.0 metres (10 ft.) to 2.4 metres (7.8 ft.) for the eastern 50-metre (164 ft.) portion;
- (d) to relax the width of the landscaped area of the PA-2 Zone along the middle 82-metre (269 ft.) portion of the south property line from 3.0 metres (10 ft.) to 1.6 metres (5.2 ft.);
- (e) to vary the size of the sign area of an existing free-standing sign in the PA-2 Zone from 4.5 sq. m (48 sq. ft.) to 8.5 sq. m (92 sq. ft.);
- (f) to vary the size of the copy area of an existing free-standing sign in the PA-2 Zone from 50% to 90%; and
- (g) to vary the height of an existing free-standing sign in the PA-2 Zone, from 4.6 metres (15 ft.) to 6.0 metres (20 ft.).

RES.R02-1936

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14804" pass its first reading.

RES.R02-1937

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. 14804" pass its second reading.

RES.R02-1938

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. 14804" be held at the
 City Hall on September 16, 2002, at 7:00 p.m.

RES.R02-1939

Carried

NEWTON**28. 7902-0167-00****14413 & 14467 - 72 Avenue****Ralli Estates III Ltd. (Sam Gandesha)/606205 BC Ltd.**

Rezoning/Development Permit/Development Variance Permit

Rezoned from RA to RM-15 & RF. Development Permit to permit the development of 41 townhouse units. Development Variance Permit to vary the side yard setback of the RM-15 Zone.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit, and a rezoning application on properties located at 14413 and 14467 - 72 Avenue.

The applicant is proposing:

- a rezoning from RA to RM-15 and RF;
- a Development Variance Permit to relax the following by-law regulations:
 - side yard setback fronting 72 Avenue of the RM-15 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.)

in order to permit the development of 41 townhouse units and 2 single family residential lots.

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the properties from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) (Block "A"), and "Single Family Residential Zone (RF)" (By-law No. 12000) (Block "B") and a date be set for Public Hearing (Appendix III).
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7902-0167-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7901-0167-00, varying the following, to proceed to Public Notification:

- (a) to reduce the required front exterior side yard setback fronting 72 Avenue of the RM-15 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) (Appendix VIII).
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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 reciprocal access between the subject lots and the Townhouse property ("Chimney Ridge") to the north with regards to vehicle access and pedestrian access on the private walkway; and
 - (e) completion of the proposed road exchange involving a portion of walkway dedicated under Surrey Project No. 7996-0338-00.
6. Council pass a resolution to approve a minor amendment to the East Newton North NCP to delete the walkway from the subject site when the project is considered for final adoption.

RES.R02-1940 Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14805" pass its first reading.

RES.R02-1941 Carried

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14805" pass its second reading.

RES.R02-1942 Carried

It was then

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14805" be held at the City Hall on September 16, 2002, at 7:00 p.m.

RES.R02-1943

Carried

29. 7902-0094-00

5811 - 148 Street

Hunter Laird Engineering and First Century Capital/Shiu Lan Luk

NCP Amendment/Rezoning

Rezone from RA to RF-12 to permit the development of 14 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an NCP Amendment on property located at 5811 - 148 Street.

The applicant is proposing:

- an NCP amendment from Proposed Schools and Parks to Single Family Small Lots; and
- a rezoning from RA to RF-12

in order to permit the development of 14 single family small lots.

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Watts

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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 NCP to redesignate the land from Proposed Schools & Parks to Single Family Small Lots when the project is considered for final adoption.

RES.R02-1944

Carried

It was

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14806" pass its first reading.

RES.R02-1945

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. 14806" pass its second reading.

RES.R02-1946

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. 14806" be held at the
City Hall on September 16, 2002, at 7:00 p.m.

RES.R02-1947

Carried

SOUTH SURREY

30. 7902-0132-00

15259, 15267 and 15275 - 17A Avenue

**Julio Gomberoff/Branko Pajic and Durda Pajic, Morris Ching Liao and
Li Chu Ho Liao**

Rezoning/Development Variance Permit

*Rezone from RF to CD and Development Permit to permit the construction of a
four-storey, 35 unit apartment building with underground parking.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit, and a rezoning application on properties located at 15259, 15267 and 15275 - 17A Avenue.

The applicant is proposing:

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

in order to permit the development of a four-storey, 35 unit, apartment building with 60 underground parking spaces.

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

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

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0132-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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; and
 - (e) registration of a restrictive covenant prohibiting the trellis area on the roof deck to be used as habitable area at any time.

RES.R02-1948

Carried

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14807" pass its first reading.
 RES.R02-1949 Carried

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

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14807" pass its second reading.
 RES.R02-1950 Carried

It was then Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14807" be held at the
 City Hall on September 16, 2002, at 7:00 p.m.
 RES.R02-1951 Carried

- 31. 7902-0002-01**
15253 and 15283 - 36 Avenue
Porte Realty/Chia-Han, Feng-Ying, Yu-Jung, Yen-Hong and Yen-Lan Liu
Ruediger Komposch and Karin Wilson
 Development Variance Permit
To vary the side yard setbacks.

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

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - to vary the side yard setback from 7.5 metres (25 ft.) to 2.7 metres (9 ft.)

in order to accommodate four visitor parking stalls.

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

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

1. Council approve Development Variance Permit No. 7902-0002-01, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.).

RES.R02-1952

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14385"
7900-0356-00 - Rosemary Developments Ltd., c/o Hunter Laird Engineering Ltd.

C-5 (BL 12000) to CD (BL 12000) - 15360 - 34 Avenue; CD (BL 13516) to CD (BL 12000) - 3355 Rosemary Heights Drive - to permit the development of a neighbourhood scale commercial centre.

Approved by Council: April 23, 2001

Note: See Development Permit No. 7900-0356-00 to be filed under Clerk's Report Item I.2(a) of this agenda.

- * Planning & Development advise that (reference memorandum dated August 2, 2002 in by-law back-up) By-law No. 14385 should be filed as the applicant has requested that the file be closed. Note: this application has been replaced by a new application 7902-0220-00.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14385" be filed.

RES.R02-1953

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13222"
7996-0127-00 - Evanish Holdings Ltd., and Louis & Georgia Chronakis,
c/o Ankenman and Associates

RF (BL 12000) to CD (BL 12000) - Portion of 2523 King George Highway - to allow construction of a 40 unit, three-storey apartment building

Approved by Council: September 9, 1997

Note: See Development Permit No. 7996-0127-00 to be filed under Clerk's Report Item I.2(b) of this agenda.

- * Planning & Development advise that (reference memorandum dated August 15, 2002 in by-law back-up) By-law No. 13222 should be filed as the application has been inactive for approximately 34 months and the applicant has not responded to a registered letter sent on June 3, 2002 advising that unless outstanding requirements were addressed within 30 days the file would be closed.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1997, No. 13222" be filed.

RES.R02-1954

Carried

FINAL ADOPTIONS

- 3. "Surrey Land Use Contract No. 456, Authorization By-law, 1978, No. 5548, Discharge By-law, 2002, No. 14737"

7902-0119-00 - Advance Lumber Remanufacturing Ltd., c/o Martin Hyatt, Pricewaterhouse Cooper Inc.

To discharge Land Use Contract 456 on property located at 12184 Old Yale Road to allow the underlying "Salvage Industrial Zone (IS)" to regulate the site and to permit a pallet manufacturing business.

Approved by Council: June 24, 2002

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 456, Authorization By-law, 1978, No. 5548, Discharge By-law, 2002, No. 14737" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1955

Carried with Councillors Eddington, Villeneuve, and Bose against.

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13778"

7999-0114-00 - 581947 BC Ltd., c/o Terance T. Mager, Architect

RS (BL 5942) to CD (BL 12000) - 12758 - 80 Avenue - to permit development of an industrial warehouse building.

Approved by Council: July 5, 1999

Note: A Development Permit (7999-0114-00) on the site is to be considered for Final Approval under Item I.1(a).

* The Public Hearing on this application was held on July 19, 1999. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing. Planning & Development advise that the reason for the delay in bringing this application to Final Adoption was due to the need to resolve issues related to the future phase development of the southerly portion of the site (proposed no-build area) with the adjacent property owner to the southeast.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1999, No. 13778" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R02-1956 Carried

MISCELLANEOUS

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14760"

7902-0124-00 - Gerrit and Jannette van den Bos, Crescendo Enterprises Ltd.,
 c/o First Century Capital (Bill Jones) and Hunter Laird
 Engineering (Clarence Arychuk)

RS (BL 5942) and RA (BL 12000) and CD (BL 12285) to CD (BL 12000)
 - 5630 and 5648 - 148 Street, Portion of Lane - to permit the development
 of 30 single family small lots.

Approved by Council: July 8, 2002

* Planning and Development advise that (see memorandum dated August 16, 2002
 in by-law back-up) it is necessary for the by-law to be amended to reflect the
 proposed subdivision plan presented at the July 8, 2002 Regular Council Land
 Use meeting. Therefore, it is in order for Council to rescind third reading, amend
 the by-law in Section 2.K. Subdivision and give third reading as amended.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council rescind Resolution R02-1784
 of the July 22, 2002 Regular Council-Public Hearing Minutes passing Third
 Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002,
 No. 14760".
 RES.R02-1957 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14760" be amended in 2.K.
 Subdivision as follows:

- (a) Sub-section 2.K.2. (c) Minimum *lot* depth is amended by deleting
 "29 metres [95 feet]" and inserting "28.5 metres [94 feet]"; and
- (b) Sub-section 2.K.3 (b) Minimum *lot* width is amended by deleting
 "9 metres [30 feet]" and inserting "8.5 metres [27.9 feet]".

RES.R02-1958 Carried

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

RES.R02-1959

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14763"

7902-0074-00 - Susan Gilbert, Wendy Martian, Rodney Milne, Jerry Smithwick,
 BC Transportation Financing Authority, City of Surrey,
 c/o Avondale Development Corp. (Gerry Olma)

RA (BL 12000), RF (BL 12000), and RM-D (BL 12000) to CD
 (BL 12000) - 2956, 2972, 2988, 3006, and 3032 - 152 Street; 152 Street
 Frontage Road - to permit the development of a 2,500 m² (27,000 sq. ft.)
 neighbourhood commercial project.

Approved by Council: July 8, 2002

- * Planning & Development advise that (reference memorandum dated August 12, 2002 in by-law back-up) the description of lands identified in CD By-law 14763 inadvertently omitted the portion of 152 Street FG-E (Frontage Road) to be closed and consolidated with the site (see amended by-law page in back-up). All minutes and Public Hearing notification were done correctly. It is therefore in order for Council to rescind Third Reading, amend the by-law to include the Frontage Road, and grant Third Reading as amended.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Council rescind Resolution R02-1794
 of the July 22, 2002 Regular Council-Public Hearing Minutes passing Third
 Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002,
 No. 14763".

RES.R02-1960

Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Council amend "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14763" by adding the
 following at the end of Section 1.A :

"Portion of 152 Street FG-E Dedicated by Plan 81408"

RES.R02-1961

Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14763" pass its third reading, as
 amended.
 RES.R02-1962 Carried with Councillor Bose against.

FINAL ADOPTIONS (CONTD.)

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14681"

7900-0250-00 - 172965 Canada Limited, Robert Turner, Douglas Turner and
 Keela Kendra, c/o Mr. Ken Sully

CG-2 (BL 12000) and RM-D (BL 12000) to CD (BL 12000) -
 2377 - 152 Street, Portion of 2363 - 152 Street; Portion of 152 Street and
 Portion of Lane located at the south-west corner of 2377 - 152 Street - 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.

Approved by Council: April 8, 2002

Note: See Development Permit No. 7900-0250-00, Clerk's Report Item I.1(b) of
 this agenda.

* At the April 22, 2002 Regular Council-Public Hearing meeting, Council passed
 the following resolution:

"That a Restrictive Covenant be placed on the property limiting the hours of
 operation for the gas station from 5:00 am to 11:00 pm and for the car wash from
 5:00 am to 10:00 pm"

Planning & Development advise that (reference memorandum dated July 23, 2002
 in by-law back-up) the Restrictive Covenant has been prepared and executed by
 the owners and will be registered accordingly.

In addition, Council is advised that it is now in order for Council to pass a
 resolution amending the Semiahmoo Town Centre Development Concept Plan to
 redesignate the site from Townhouses to Commercial.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend the Semiahmoo Town
 Centre Development Concept Plan to redesignate the site from Townhouses to
 Commercial.
 RES.R02-1963 Carried with Councillor Villeneuve against.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14681" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R02-1964 Carried with Councillor Villeneuve against.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14210"
 7900-0253-00 - Satinderjit and Karamjit Wahlla, c/o Roger Jawanda,
 Citiwest Consulting Ltd.

RA (BL 12000) to RF (BL 12000) - 14487 - 76 Avenue - to permit the
 development of approximately five single family lots.

Approved by Council: January 8, 2001

- * Planning & Development advise that (reference memorandum dated
 August 27, 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 Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14210" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R02-1965 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14668"
 7901-0344-00 - Bernadine Karoway, c/o Richard Brooks, H.Y. Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 11030 - 154 Street - to permit
 subdivision into approximately five (5) single family lots and retain and
 existing home.

Approved by Council: March 25, 2002

- * Planning & Development advise that (reference memorandum dated
 August 29, 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 Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14668" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1966

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7999-0114-00**
581947 BC Ltd./Terance T. Mager
12758 - 80 Avenue

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

"That Development Permit No. 7999-0114-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law 13778, Item H.4 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Permit
No. 7999-0114-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R02-1967

Carried

- (b) **Development Permit No. 7900-0250-00**
172965 Canada Limited
2377 - 152 Street, Portion of 2363 - 152 Street, Portion of Lane located at the Southwest Corner of 2377 - 152 Street

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

"That Development Permit No. 7900-0250-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law 14681, Item H.7 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Bose
That Development Permit
 No. 7900-0250-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R02-1968

Carried

- (c) **Development Permit No. 7902-0113-00**
John Gustavson, Gustavson Wylie Architects
Canadian Tire Corporation Limited
 15190 - 101 Avenue

Councillor Eddington left the meeting at 5:25 p.m. due to a potential conflict of interest as her daughter works for Canadian Tire Corporation Limited.

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

"That Development Permit No. 7902-0113-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7902-0113-00 approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R02-1969

Carried

Councillor Eddington returned to the meeting at 5:27 p.m.

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

- (a) **Development Permit 7900-0356-00**
Rosemary Developments Ltd.
 13484 - 13A Avenue

Memo from the Manager, Area Planning & Development Division, Planning & Development Department, advising that the applicant has requested that the file be closed, and that the application has been replaced by new application 7902-0220-00.

Planning & Development are recommending to Council that Development Permit 7900-0356-00 be filed.

Note: See By-law 14385, Item H.1 of this agenda.

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

No. 7900-0356-00 be filed.

RES.R02-1970

Carried

- (b) **Development Permit No. 7996-0127-00**
Louis & Georgia Chronakis
Evanish Holdings Ltd.
 13880 Marine Drive, White Rock, B.C.

Memo received from the Manager, South Surrey Section, Planning & Development, advising that the file has been inactive for approximately 34 months, and the applicant has not responded to registered letter dated June 3, 2002 regarding outstanding requirements.

Planning & Development are recommending to Council that Development Permit 7996-0127-00 be filed.

Note: See By-law 13222, Item H.2 of this agenda.

It was
No. 7996-0127-00 be filed.
RES.R02-1971

Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit
Carried

J. ADJOURNMENT

It was
meeting do now adjourn.
RES.R02-1972

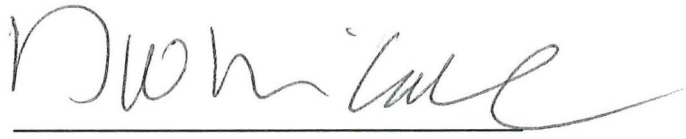
Moved by Councillor Hunt
Seconded by Councillor Steele
That the Regular Council - Land Use
Carried

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

Certified Correct:



Acting City Clerk



Mayor