



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, OCTOBER 7, 2002
Time: 5:27 p.m.

Present:

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

Absent:

Councillor Hunt

Councillors Entering Meeting as Indicated:

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

1. **7902-0234-00**
17910 Colebrook Road
Avril Wright, City of Surrey/City of Surrey
ALR

To seek Council authorization to forward the application to the Agricultural Land Commission to consider the approval of a lease parcel for 5 years.

The General Manager of Planning & Development submitted a report concerning an application to the Agricultural Land Commission for property located at 17910 Colebrook Road.

The applicant is proposing:

- referral to the Agricultural Land Commission

in order to permit a lease parcel for agricultural purposes for a period of 5 years.

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

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That Council authorize referral of the
application to the Agricultural Land Commission for consideration of the creation
of a lease parcel for agricultural purposes for a period of 5 years.

RES.R02-2240

Carried**2. 7902-0226-00****19495 - 55 Avenue****Dave Sanford, Sanford Design Group/Tiburon Enterprises Ltd.**

Development Variance Permit

To vary the minimum rear yard and east side yard setbacks of the IL Zone to allow construction of a multiple tenant industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 19495 - 55 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.68 metres (5.5 ft.); and
 - to reduce the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0.0 metre to 0.25 metre (0.8 ft.)

in order to permit the development of a multiple tenant industrial building of approximately 3,682 square metres (39,634 sq. ft.).

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

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

1. Council approve Development Variance Permit No. 7902-0226-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.68 metres (5.5 ft.); and
 - (b) to reduce the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0.0 metre to 0.25 metre (0.8 ft.).

RES.R02-2241

Carried

FLEETWOOD/GUILDFORD

3. **7902-0270-00**
15230 - 84 Avenue
Arlington Group/Jaswant and Amarjeet Mann
Development Permit
To allow two free-standing signs on a commercial property.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15230 - 84 Avenue.

The applicant is proposing:

- a Development Permit

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

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

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That Council approve the attached

Development Permit No. 7902-0270-00 (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.R02-2242

Carried with Councillor Higginbotham
against.

Delegation

The applicant's representative was in attendance and commented that the applicant wished to respect the existing tree at the corner of the property, but that it obscures sign visibility and opted to place a smaller sign along 152 Street. He continued that the height of the signs are 8 feet in accordance to the Planning & Development Department's request. He added that there are two frontage areas and the signs would be less than one quarter of the size allowed by under the Sign By-law.

4. **7902-0244-00**
18800 - 96 Avenue
**Maria Kreykenbohm, W. Kreykenbohm Corporation/
Wilhelm Kreykenbohm**
Development Permit
*To permit the construction of an approximately 3,437 sq. m. (37,000 sq. ft.)
warehouse building with ancillary office.*

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

The applicant is proposing:

- a Development Permit

in order to permit the development of an approximately 3,437 square metre (37,000 sq. ft.) warehouse and ancillary office on the northerly portion of the property in Port Kells.

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

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

1. Council authorize staff to draft Development Permit No. 7902-0244-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) registration of a reciprocal access and parking easement with a Section 219 Restrictive Covenant between the application site and the adjoining lot to the west (Lot A Plan LMP 46915) to allow for vehicle circulation between the properties and parking on the adjoining lot;
 - (b) approval from B.C. Hydro;
 - (c) submission of a revised landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) removal of the illegal building located in the middle of the subject site by the owner to the satisfaction of the Building Division.

RES.R02-2243

Carried with Councillor Eddington

NEWTON

5. **7902-0267-00**
8318 Scott Road (120 Street)
Imperial Sign Corporation/Oballa Consulting Inc. (Inc. No. 557831)
Development Permit
To permit installation of an illuminated fascia band sign on a commercial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 8318 Scott Road.

The applicant is proposing:

- a Development Permit

in order to permit the installation of an illuminated fascia band sign on a commercial 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 Tymoschuk
That Council approve the attached
Development Permit No. 7902-0267-00 (Appendix III), 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.R02-2244

Carried

6. **7902-0254-00**
6898 King George Highway
Alpha Neon Ltd./Charmat Investments Ltd./Wailea Construction Ltd.
Development Permit
To permit installation of an illuminated fascia band sign on an existing commercial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 6898 King George Highway.

The applicant is proposing:

- a Development Permit;

in order to permit the installation of an illuminated fascia band sign on an existing commercial 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 Watts
Seconded by Councillor Higginbotham
That Council approve the attached

Development Permit No. 7902-0254-00 (Appendix III), 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.R02-2245

Carried

7. **7902-0202-00**
12251 and 12261 - 88 Avenue
Brian L.M. Lutz, B.C. Hydro/British Columbia Hydro and Power Authority
Land Use Contract Amendment/Development Variance Permit
To partially discharge from Land Use Contract No. 60 and revert to the underlying IL zone. Development Variance Permit to reduce the rear yard setback for an existing building.

The General Manager of Planning & Development submitted a report concerning an application to partially discharge the Land Use Contract, and a Development Variance Permit application on properties located at 12251 and 12261 - 88 Avenue.

The applicant is proposing:

- a partial Land Use Contract discharge; and
- a Development Variance Permit to vary the following by-law regulations:
 - rear yard setback from 7.5 metres (25 ft.) to 0.2 metres (0.7 ft.) to accommodate an existing building.

Councillor Higginbotham left the meeting at 5:35 p.m.

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 partially discharge Land Use Contract 60 and a date be set for Public Hearing (Appendix IV).

2. Council approve Development Variance Permit No. 7902-0202-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0.1 metres (0.3 ft.).

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; and
 - (c) registration of an Easement with a Section 219 Restrictive Covenant granting 12261 - 88 Avenue access to the internal road network to 88 Avenue.

RES.R02-2246 Carried

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Land Use Contract No. 60,
Authorization By-law, 1976, No. 4844 Partial Discharge By-law, 2002,
No. 14815" pass its first reading.

RES.R02-2247 Carried

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

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Land Use Contract No. 60,
Authorization By-law, 1976, No. 4844 Partial Discharge By-law, 2002,
No. 14815" pass its second reading.

RES.R02-2248 Carried

It was then Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Land
Use Contract No. 60, Authorization By-law, 1976, No. 4844 Partial Discharge
By-law, 2002, No. 14815" be held at the City Hall on October 21, 2002, at 7:00
p.m.

RES.R02-2249 Carried

SURREY CITY CENTRE/WHALLEY

8. **7902-0225-00**
13495 King George Highway
Bud Fast/West Coast House of Aluminum
Development Permit/Development Variance Permit
Development Permit to permit building additions to a manufacturing building and detached accessory structures. Development Variance Permit to vary the side yard setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 13495 King George Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to vary the southern side yard setback from 7.5 metres (25 ft.) to 1.2 metres (4 ft.); and
 - to vary the northern side yard setback from 7.5 metres (25 ft.) to 0

in order to permit additions to the existing manufacturing building and the construction of 3 detached accessory structures.

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 authorize staff to draft Development Permit No. 7902-0225-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0225-00, varying the following, to proceed to Public Notification:
 - (a) to reduce minimum southern side yard setback of the "Highway Commercial Industrial Zone (CHI)" from 7.5 metres (25 ft.) to 1.2 metres (4 ft.); and
 - (b) to reduce the minimum northern side yard setback of the "Highway Commercial Industrial Zone (CHI)" from 7.5 metres (25 ft.) to 0 metre.
3. Council instruct staff to resolve the following issues prior to approval:

- (a) that the applicant engage the services of a Registered Professional to ensure that the building additions and structures that form part of Development Permit No. 7902-0225-00 comply with the requirements of the British Columbia Building Code, City By-laws and other enactments in accordance with Section 290.(1) of the Local Government Act, to the specifications and satisfaction of the Chief Building Inspector;
- (b) approval of Development Variance Permit No. 7902-0225-00; and
- (c) registration of a Restrictive Covenant to prohibit the placement of any permanent or temporary buildings or structures in the future lane right-of-way that traverses the subject site.

RES.R02-2250

Carried with Councillor Eddington against.**9. 7902-0174-00****13005 King George Highway****City of Surrey, Realty Services Division/City of Surrey**

Rezoning

From I-4 (By-law No. 5942) and A-1 to IL and RF to permit an industrial subdivision and facilitate future development of Bridgeview.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13005 King George Highway.

The applicant is proposing:

- to rezone from I-4 (By-law No. 5942) and A-1 (By-law No. 12000) to IL (By-law No. 12000) and RF (By-law No. 12000)

in order to facilitate subdivision future development in Bridgeview.

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

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That:

1. Council rescind Resolution No. R02-2058 of the September 16, 2002 Regular Council Land Use minutes passing second reading of Surrey Zoning By-law, 1993, No. 12000 Amendment By-law 2002, No. 14808.
2. Council approve the attached revised by-law and survey plan that includes the addition of a rezoning of the southern portion of the property at 13005 King George Highway from "General Agriculture Zone (A-1)" to

"Single Family Residential Zone (RF)" as shown as Lot D on the attached survey plan.

3. The Public Hearing date is to remain set for Monday, October 21, 2002.
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) approval from the Ministry of Water, Land and Air Protection, Water Management Branch with respect to the minimum floodplain elevations;
 - (d) approval from the GVRD with respect to development adjacent to the Sanitary Sewer Trunk Line; and
 - (e) completion of a road exchange for portions of 113A Avenue, 113B Avenue, 114 Avenue, 114A Avenue, 115A Avenue and 130 Street.

RES.R02-2251

Carried

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Watts

That Council "Rescind Resolution

No. R02-2058 of the September 16, 2002 Regular Council - Land Use minutes passing second reading of By-law No. 14808

RES.R02-2252

Carried

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Watts

That Council Amend By-law No. 14808 by

replacing Section 1 and appending a new survey plan.

RES.R02-2253

Carried

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Villeneuve

That Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law 2002, No. 14808 pass its second reading, as amended.

RES.R02-2254

Carried

Note: The Public Hearing date is to remain as Monday, October 21, 2002, at the City Hall at 7:00 p.m.

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

10. 7901-0115-00

15839 - 82 Avenue

Mr. Gerry Metheral/Montrose Gardens Developments

Rezoning/Development Permit/Development Variance Permit

Rezone from RA to RM-15, Development Permit and Development Variance

Permit to vary building setbacks and to allow 8 parking spaces within the setback area, to permit construction of approximately 54 townhouse units.

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 15839 - 82 Avenue.

The applicant is proposing:

- a rezoning from RA to RM-15;
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law requirements:
 - to reduce the building setbacks in the RM-15 Zone along the north, west and south property lines; and
 - to vary the location of 8 parking spaces in the RM-15 Zone

in order to permit the development of approximately 54 townhouse units.

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

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.

3. Council authorize staff to draft Development Permit No. 7901-0115-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7901-0115-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - (b) to reduce the minimum south side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - (c) to reduce the minimum west side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.); and
 - (d) to allow 8 parking spaces within the required setback area.
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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (d) submission of colour palettes for review and approval by the City;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (f) the applicant adequately address the impact of no indoor amenity space being provided.

RES.R02-2255

Carried

It was

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

No. 12000, Amendment By-law, 2002, No. 14816 pass its first reading.

RES.R02-2256

Carried

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

Councillor Higginbotham returned to the meeting at 5:42 p.m.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14816 pass its second reading.
RES.R02-2257 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. 14816 be held at the
City Hall on October 21, 2002, at 7:00 p.m.
RES.R02-2258 Carried

NEWTON

11. **7902-0229-00**
15158, 15170 - 66A Avenue and 6583 & 6611 - 152 Street
SYM IT (Mr. Moize Dossa)/Carl and Alice Porter, Barry Porter,
Avtar Kamaljit and Sherry Lehal, and Trevor Wynd and Kim Jinkerson
NCP Amendment/Rezoning/Development Permit/Development Variance Permit
NCP amendment from Urban Single Family to Townhouses (max. 15 upa).
Rezone from RA & RH to RM-15. DP to allow the development of 46 townhouse
units. DVP to vary the side yard and front yard setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit, a rezoning application, and an NCP Amendment application on properties located at 15158, 15170 - 66A Avenue and 6583 & 6611 - 152 Street.

The applicant is proposing:

- an NCP amendment from "Urban Single Family" designation to "Townhouses (maximum 15 upa)" designation;
- a rezoning from RA and RH to RM-15;
- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - the minimum side yard setback is reduced from 7.5 metres (25 ft.) to 3 metres (10 ft.) along the west property line only; and
 - the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for porches along 66A Avenue.

in order to permit the development of 46 townhouse units.

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

Don Andrews, Creekside Architects

Mr. Andrews was in attendance and commented that the intention is to deliver townhouses that are as close in style to single family homes as much as possible. He added that the total floor area of the duplexes would range from 1500 to 1800 sq. ft. per unit. He continued that the units are 3 bedroom houses with basements, main floors, and upper floors. He added that the project would feature 3 essential unit types with 3 colour choices mixed through the project. He then stated that the "B" and "C" type units feature full driveways in front, that significant entry ways have been designed, and that landscaping, hedging, pergolas and gates would be provided.

It was

Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the properties from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0229-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7902-0229-00, 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 3 metres (10 ft.) along the west side yard only; and
 - (b) to reduce the minimum front yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for porches along 66A Avenue.
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 lot consolidation plan to the satisfaction of the Approving Officer;

- (c) registration of an easement with a Section 219 Restrictive Covenant on a portion of the site to provide vehicular and pedestrian access to the adjacent properties at 6631 - 152 Street and 6565 - 152 Street; and
 - (d) address the impact of no indoor amenity building being provided.
5. Council pass a resolution to amend the East Newton South NCP to redesignate the land from "Urban Single Family" designation to "Townhouses (max. 15 upa)" designation when the project is considered for final adoption (Appendix VII).

RES.R02-2259 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14817" pass its first reading.

RES.R02-2260 Carried with Councillor Bose against.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14817" pass its second reading.

RES.R02-2261 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14817" be held at the
City Hall on October 21, 2002, at 7:00 p.m.

RES.R02-2262 Carried

12. **7902-0203-00**
6115 & 6131 - 128 Street, 6116 - 127 Street &
6181 - 127A Street
Clarence Arychuk, Hunter Laird Engineering Ltd./
Ethel Barry, Marjorie Barry, Onkar and Satvir Nijjar and Suren and
Shiromani Singh
Rezoning
From RA, RF and CD (BL 13425) to CD to permit development of 30 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6115 & 6131 - 128 Street, 6116 - 127 Street, and 6181 - 127A Street.

The applicant is proposing:

- a rezoning from RA, RF and CD (By-law 13425) to CD

in order to permit the development of 30 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 Steele
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000), "Single Family Residential Zone (RF)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By law No. 13425) 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.R02-2263

Carried

Ken Beck Lee

Mr. Lee was in attendance and commented that the existing trees cannot be retained as the site is very steep, at over 15% grade and would require significant shoring. He continued that traffic safety issues regarding the entrance to 68 Avenue would be addressed.

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

No. 12000, Amendment By-law, 2002, No. 14818 pass its first reading.

RES.R02-2264

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 Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14818 pass its second reading.
RES.R02-2265 Carried with Councillor Eddington against.

It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14818 be held at the
City Hall on October 21, 2002, at 7:00 p.m.
RES.R02-2266 Carried

13. 7902-0172-00

14564/86 and 14612/38/72/98 - 68 Avenue

New East Consulting Services Ltd./R.B. and J.C. McInnes, R.V. and L.T. Depatie, Johnson's Trucking Western Ltd., R.N. Norlund, R.A. and L.K. McTavish and K.W. and M.N. McInnes

NCP Amendment/Rezoning

Rezone from RA and IL to RF-12 to permit subdivision into approximately 93 single family small lots. NCP Amendment from "Townhouses" to "Low Density Compact Housing".

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on properties located at 14564/86 and 14612/38/72/98 - 68 Avenue.

The applicant is proposing:

- an NCP amendment from "Townhouses" to "Low Density Compact Housing";
- a rezoning from RA and IL to RF-12

in order to subdivide into approximately 93 lots plus a lot to facilitate a community detention pond.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Light Impact Industrial Zone (IL)"

(By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the existence of zoned industrial uses south of the proposed new residential lots; and
 - (f) address the issue of NCP amenity contribution shortfall resulting from the proposed decrease in density.

3. Council pass a resolution to amend East Newton South Neighbourhood Concept Plan to redesignate the land from "Townhouses" (maximum 15 upa) to "Low Density Compact Housing (maximum 10 upa)" when the project is considered for final adoption.

RES.R02-2267 Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14819" pass its first reading.

RES.R02-2268 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. 14819" pass its second reading.

RES.R02-2269 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. 14819" be held at the
 City Hall on October 21, 2002, at 7:00 p.m.

RES.R02-2270

Carried

14. 7902-0111-00

14841 - 57B Avenue

Tom Miller (Intracorp)/497539 British Columbia Ltd.

Rezoning/Restrictive Covenant Discharge

Amend CD By-law No. 12285 to permit subdivision into two lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and the discharge of a Restrictive Covenant on property located at 14841 - 57B Avenue.

The applicant is proposing:

- an amendment of CD By-law No. 12285;
- a Restrictive Covenant discharge

in order to permit future subdivision of a "hooked" lot into 2 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 amend Comprehensive Development By-law No. 12285 and a date be set for Public Hearing.
2. the Restrictive Covenant (BL155931) preventing subdivision of Lot 22 be discharged.
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; and

(c) approval from the Ministry of Transportation.

RES.R02-2271

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 12285 Amendment By-law, 2002,
No. 14820" pass its first reading.

RES.R02-2272

Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 12285 Amendment By-law, 2002,
No. 14820" pass its second reading.

RES.R02-2273

Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2002, No. 12285 Amendment
By-law, 2002, No. 14820" be held at the City Hall on October 21, 2002, at 7:00
p.m.

RES.R02-2274

Carried

SURREY CITY CENTRE/WHALLEY

15. 7902-0258-00

13370 King George Highway and 10927 Hadden Road
Dave Buzza/Cedar Lane Investments Ltd. and City of Surrey
Rezoning

From CTA to CD and RF to permit the existing buildings on -site to be used as multiple residential buildings and to amend the zoning for the existing park site.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13370 King George Highway and 10927 Hadden Road.

The applicant is proposing:

- a rezoning from CTA to CD and RF

in order to permit the existing buildings on-site to be used as multiple unit residential buildings and to revise the zoning for the existing City park.

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 a By-law be introduced to rezone the property at 13370 King George Highway from "Tourist Accommodation Zone (CTA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and to rezone the property at 10927 Haddon Road from "Tourist Accommodation Zone (CTA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

RES.R02-2275 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14821A" pass its first reading.

RES.R02-2276 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. 14821A" pass its second reading.

RES.R02-2277 Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14821A" be held at the City Hall on October 21, 2002, at 7:00 p.m.

RES.R02-2278 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14821B" pass its first reading.

RES.R02-2279 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14821B" pass its second reading.
 RES.R02-2280 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14821B" be held at the
 City Hall on October 21, 2002, at 7:00 p.m.
 RES.R02-2281 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL (Cont'd.)

SOUTH SURREY

16. **7902-0220-00**
15320 - 34 Avenue, 3355 Rosemary Heights Dr.
Mark Ankenman, Ankenman & Associates/
Rosemary Development Ltd. Inc. No. 410635
 Development Permit/Development Variance Permit
Development Permit to allow 2, two-storey neighbourhood commercial buildings.
Development Variance Permit to vary setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 15320 - 34 Avenue and 3355 Rosemary Heights Drive.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - Part 35 (Neighbourhood Commercial (C-5) Zone Section F Yards and Setbacks from 7.5 metres (25 ft.) to various measurements ranging from 4.3 metres (14.1 ft.) to 1.0 metres (3.2 ft.) for the west, north and east lot lines for Buildings A and B

in order to permit the development of 2, two-storey neighbourhood commercial buildings.

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. 7902-0220-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0220-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (east) yard setback of the Neighbourhood Commercial Zone from 7.5 metres (25 ft.) to 1.6 metres (5.2 ft.) for Building A;
 - (b) to reduce the minimum side (north) yard setback of the Neighbourhood Commercial Zone from 7.5 metres (25 ft.) to 1.0 metres (3.2 ft.) for Building A;
 - (c) to reduce the minimum rear (west) yard setback of the Neighbourhood Commercial Zone from 7.5 metres (25 ft.) to 4.3 metres (14.1 ft.) for Building A;
 - (d) to reduce the minimum front (north) yard setback of the Neighbourhood Commercial Zone from 7.5 metres (25 ft.) to 1.0 metres (3.2 ft.) for Building B;
 - (e) to reduce the minimum side (west) yard setback of the Neighbourhood Commercial Zone from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) for Building B; and
 - (f) to reduce the minimum side (east) yard setback of the Neighbourhood Commercial Zone from 7.5 metres (25 ft.) to 1.6 metres (5.2 ft.) for Building B.
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) approval from the Ministry of Transportation; and

- (d) submission of an acceptable landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R02-2282

Carried**SURREY CITY CENTRE/WHALLEY****17. 7902-0170-00****13374 King George Highway****Doug Johnson/644137 B.C. Ltd.**

Development Permit/Development Variance Permit

Development Permit to permit a used car dealership. Development Variance Permit to vary side yard setbacks 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 13374 King George Highway.

The applicant is proposing:

- a Development Permit
- a Development Variance Permit to relax the following by-law regulations:
 - to reduce the required eastern sideyard setback from 7.5 m (25 ft.) to 2.7 m (9 ft.);
 - to reduce the required western sideyard setback from 7.5 m (25 ft.) to 3.0 m (10 ft.); and
 - to waive the requirement to provide a 1.5-metre (5-foot) wide landscaping area along the western property line

in order to permit the development of a used car dealership at 13374 King George Highway 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.

The Mayor noted that this application was not in order and could not be considered.

RESIDENTIAL/INSTITUTIONAL**FLEETWOOD/GUILDFORD****18. 7902-0093-00****8747 - 160 Street****Maciej Dembek/E. Grams and H. Grams**

Rezoning/Development Permit/Development Variance Permit

*Rezone from RF to RM-30. Development Permit to permit 17 townhouse units.**Development Variance Permit to vary the front yard and side yard setbacks.*

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 8747 - 160 Street.

The applicant is proposing:

- a rezoning from RF to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to relax the minimum front yard (east) setback in the RM-30 Zone from 7.5 metres (25 ft.) to 3.65 metres (12 ft.);
 - to relax the minimum side yard (north) setback in the RM-30 Zone from 7.5 metres (25 ft.) to 4.57 metres (15 ft.);
 - to relax the minimum side yard (south) setback in the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.)

in order to permit the development of 17 townhouse units.

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Tymoschuk

That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7902-0093-00 generally in accordance with the attached drawings (Appendix II).

4. Council approve Development Variance Permit No. 7902-0093-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.65 metres (12 ft.);
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.57 metres (15 ft.); and
 - (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan 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;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (f) the applicant address the impact of not providing indoor amenity space.

RES.R02-2283

Carried

It was

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14825" pass its first reading.

RES.R02-2284

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. 14825" pass its second reading.
 RES.R02-2285 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. 14825" be held at the
 City Hall on October 21, 2002, at 7:00 p.m.
 RES.R02-2286 Carried

NEWTON

19. **7902-0217-00**
6961, 6989 and 7017 - 126 Street
Dhaliwal & Associates Land Surveying/
M. Dhanda, H.S. Dhaliwal, H.K. Dhanda and Gurbaldev Mann
 Rezoning
From RA to RF to permit subdivision into approximately 18 single family lots plus open space.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6961, 6989 and 7017 - 126 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit subdivision into approximately 18 single family lots plus open space.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
- (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R02-2287

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14826" pass its first reading.

RES.R02-2288

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. 14826" pass its second reading.

RES.R02-2289

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. 14826" be held at the
 City Hall on October 21, 2002, at 7:00 p.m.

RES.R02-2290

Carried

20. 7902-0198-00

6693 - 150 Street

**Richard Brooks, c/o H.Y. Engineering Ltd./Gian Kaur Lehal, Avtar Singh
 Lehal, Sherri Kaur Lehal, Sarjodh Singh Lehal and Baksho Kaur Lehal
 Rezoning**

From RA to RF to subdivide into 13 single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6693 - 150 Street.

The applicant is proposing:

- a rezoning from RA to RF;

in order to permit the subdivision into 13 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 Tymoschuk
That:

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

RES.R02-2291 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14827" pass its first reading.

RES.R02-2292 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. 14827" pass its second reading.

RES.R02-2293 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. 14827" be held at the
City Hall on October 21, 2002, at 7:00 p.m.

RES.R02-2294 Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14719"

7902-0030-00 - Barry Butterfield and Dalelyn Preysa, c/o Aplin & Martin
Consultants Ltd.

RA (BL 12000) to RF (BL 12000) - 9499 - 159A Street - to permit
subdivision into approximately two (2) single family lots.

Approved by Council: May 28, 2002

- * Planning & Development advise that (reference memorandum dated
October 3, 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 Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14719" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R02-2295 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14644"

7901-0307-00 - Ar-Way Enterprises Ltd., City of Surrey, c/o Wayne Groome

A-1 (BL 12000) to IL (BL 12000) - Portion of 6739 - 176 Street and
68 Avenue - to permit the development of a truck parking facility, office
and caretaker's suite.

Approved by Council: March 4, 2002

Note: A Development Permit (7901-0307-00) on the site is to be considered for
Final Approval under Item I.1(a).

* Planning and Development advise that (reference memorandum dated
October 4, 2002 in by-law back-up) after third reading, the applicant negotiated
with the Ministry of Transportation with respect to the requirements stated in the
Ministry's letter dated February 14, 2002. On August 26, 2002, the Ministry of
Transportation approved the rezoning while allowing two driveways (one right-in
only and one right-out only) from Highway 15 (176 Street) and, has not required
dedication of future road allowance for highway widening or for alternative
access provision.

As a result the Ministry of Transportation's latest position, the City has reviewed
the road concept for the area and concluded that the proposed access road along
the south property line of the application site could be replaced by a cul-de-sac
bulb terminating at the south-western portion of the application site. The main
access point connecting 176 Street will be from 66A Avenue with a local
industrial road running parallel to 176 Street to service the future industrial
developments. The subject condition requiring a restrictive covenant for no
building construction has been modified by not referencing a road along the south
property line.

In addition, the landscaping plan proposes a 3.0 metre (10 ft.) landscape buffer to
the west and north of the truck park facility, to the requirements and specifications
of the Agricultural Land Commission.

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14644" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-2296

Carried with Councillors Bose and
 Villeneuve against.

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7901-0307-00**
Wayne Groome/Ar-Way Enterprises Ltd. and City of Surrey
 Portions of 6739 - 176 Street and 68 Avenue

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

"That Development Permit No. 7901-0307-00 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 Villeneuve
 Seconded by Councillor Tymoschuk
 That Development Permit

No. 7901-0307-00 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.R02-2297

Carried with Councillor Bose against.

Note: See By-law 14644, Item H.2 of this agenda.

J. ADJOURNMENT

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

meeting do now adjourn.
 RES.R02-2298

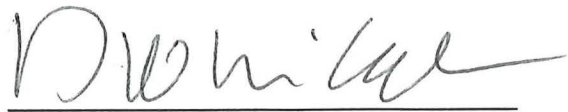
Carried

The Regular Council- Land Use meeting adjourned at 6:06 p.m.

Certified Correct:



Acting City Clerk



Mayor