



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, DECEMBER 9, 2002
Time: 5:00 p.m.

Present:

Acting Mayor – Councillor Watts
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Priddy
Councillor Bose
Councillor Hunt
Councillor Higginbotham

Absent:

Mayor McCallum

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
Acting City Clerk
General Manager, Planning & Development
General Manager, Finance, Technology &
Human Resources
General Manager, Engineering
Manager, Area Planning Division
Manager, North Surrey Section
Manager, South Surrey Section
Manager, Land Development, Engineering
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

1. **7902-0327-00**
19300 Highway No. 10
Homestar Holdings Ltd./282783 B.C. Ltd. (Inc. No. 282783),
Homestar Holdings Ltd. and Cambridge Business Centres Inc.
Development Permit
To allow awning signs on a commercial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19300 Highway No. 10.

The applicant is proposing:

- a Development Permit

in order to permit awning signs 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 Hunt
Seconded by Councillor Steele
That:

1. Council approve the attached Development Permit No. 7902-0327-00 (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.
2. Council instruct the applicant to apply for a Sign Permit for the existing awning sign and any additional awning signs on the subject site.

RES.R02-2762

Carried

2. 7902-0293-00
19530 Langley By-pass
Pioneer Consultants/Nurmann Holdings Ltd.
Development Permit

To permit the construction of a 70-seat patio with a canopy for a restaurant at the recently completed Hampton Inn and Suites Hotel and the installation of an additional free-standing sign.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19530 Langley By-pass.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a 70-seat patio with a canopy for a restaurant at the recently completed Hampton Inn & Suites in Cloverdale and to install an additional free-standing sign.

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 Council approve the attached
Development Permit No. 7902-0293-00 (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.R02-2763

Carried with Councillor Bose against.

SOUTH SURREY

3. **7902-0316-00**
111 - 176 Street
Kasian Kennedy Architecture/White Rock Tudor Inn Ltd., Inc. No. 57651
 Development Permit
To permit an addition to the existing West Coast Duty Free Retail Outlet store.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 111 - 176 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of an addition to the existing West Coast Duty Free Retail Outlet.

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 Council approve the attached
 Development Permit No. 7902-0316-00 (Appendix IV), 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.R02-2764 Carried with Councillor Bose against.

It was Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That the matter be referred to the
 appropriate Federal and Provincial authorities for comment prior to final adoption.

RES.R02-2765 Carried

Staff then notified Council that the project had received final adoption.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the motion to refer the matter to the
 appropriate Federal and Provincial authorities for comment prior to final adoption be rescinded.

RES.R02-2766 Carried

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

1. the General Manager, Engineering Department, bring forward a report to update Council on the status of the border crossing upgrade and traffic circulation, and
2. an invitation be extended to the appropriate Federal Ministry for a representative to give a presentation to Council.

RES.R02-2767

Carried

4. **7902-0308-00**
3221 - 140 Street
Tom Wilson/Central Park Veterinary Hospital Ltd.
Rezoning
From CHI to CD to permit a medical clinic for orthopedic surgery within an existing building on site.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 3221 - 140 Street.

The applicant is proposing:

- a rezoning from CHI to CD

in order to permit the development of a medical clinic for orthopedic surgery within the existing building on 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 Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the property from "Highway Commercial Industrial Zone (CHI)" (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 issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

3. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan from Highway Commercial to Office Commercial when the project is considered for final adoption.

RES.R02-2768

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14879" pass its first reading.

RES.R02-2769

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14879" pass its second reading.

RES.R02-2770

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14879" be held at the
 City Hall on January 20, 2003, at 7:00 p.m.

RES.R02-2771

Carried

SURREY CITY CENTRE/WHALLEY

5. **7902-0259-00**
10368 - 123A Street
Mainland Engineering/Rajendra Dayal, Abdul and Mehair Rahmann
 Temporary Use Permit
Temporary Industrial Use Permit to allow for a truck parking facility for a period not to exceed two years.

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit on property located at 10368 - 123A Street.

The applicant is proposing:

- a Temporary Industrial Use Permit

in order to allow the temporary parking and storing of heavy trucks for a period not to exceed two 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 Hunt
Seconded by Councillor Tymoschuk
That:

1. Council approve Temporary Industrial Use Permit No. 7902-0259-00 to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to final 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) registration of a Section 219 Restrictive Covenant to prohibit truck washing, truck fuel storage or refilling, storage of waste petroleum fluids and vehicle maintenance on site;
 - (c) submission of adequate security to ensure the vehicles are removed and the site is returned to its vacant state; and
 - (d) issuance of building permits for any structures built without permits.

RES.R02-2772

Carried with Councillor Bose against.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE

6. **7902-0218-00**
6183 - 170 Street
Hunter Laird Engineering/376947 B.C. Ltd.

Rezoning

A portion of the site from RS (By-law No. 5942) and RF (By-law No. 12000) to RF-12 (By-law No. 12000) in order to permit subdivision into approximately 11 small single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6183 - 170 Street.

The applicant is proposing:

- rezoning a portion of the site from RS (By-law No. 5942) and RF (By-law No. 12000) to RF-12 (By-law No. 12000)

in order to permit subdivision into approximately 11 small single family lots.

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

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

1. a By-law be introduced to rezone a portion of the property from "Suburban Residential Zone (RS)" (By-law No. 5942) and "Single Family Residential Zone (RF)" (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 an acceptable tree survey and a statement regarding tree preservation; and
 - (c) submission of a subdivision plan to the satisfaction of the Approving Officer.
3. Council pass a resolution to amend the West Cloverdale Local Area Plan to redesignate a portion of the land from cluster housing to single family small lots when the project is considered for final adoption.

RES.R02-2773

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14880" pass its first reading.

RES.R02-2774

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14880" pass its second reading.

RES.R02-2775

Carried

It was then

Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14880" be held at the City Hall on January 20, 2003, at 7:00 p.m.

RES.R02-2776

Carried

FLEETWOOD/GUILDFORD

7. 7902-0275-00

8106 - 152 Street

Jas Randhawa/Allwood Development Ltd. and Kooner Construction Ltd.

Development Variance Permit

To reduce the front and rear yard setbacks to permit construction of a single family dwelling.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 8106 - 152-Street.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulations:
- to relax the minimum front yard setback in the RF-G Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
- to relax the minimum rear yard setback in the RF-G Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.)

in order to permit the development of a single family dwelling.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council approve Development Variance Permit No. 7902-0275-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
 - (b) to reduce the minimum rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).

RES.R02-2777

Carried

8. **7902-0242-00**
8265 and 8279 - 168 Street
John Milner/Kishwar Mohammed and Zipp Construction Ltd.,
Inc. No. 351776
Rezoning/Development Variance Permit
Rezone from RA to RF and Development Variance Permit to relax the minimum lot depth of proposed Lot 2 to allow subdivision into approximately fourteen (14) single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit on properties located at 8265 and 8279 - 168 Street.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 21.5 metres (71 ft.) for proposed Lot 2

in order to allow subdivision into approximately fourteen (14) single family lots.

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

It was Moved by Councillor Hunt
Seconded by Councillor 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. 7902-0242-00, varying the following, to proceed to Public Notification:
 - (a) To reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 21.5 metres (71 ft.) for proposed Lot 2.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (d) approval of Development Variance Permit No. 7902-0242-00.

RES.R02-2778

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14881" pass its first reading.

RES.R02-2779

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. 14881" pass its second reading.

RES.R02-2780

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. 14881" be held at the
 City Hall on January 20, 2003, at 7:00 p.m.

RES.R02-2781

Carried

NEWTON

- 9. 7902-0261-00**
14581, 14601/13/23/37/51/75 - 76 Avenue
Hunter Laird Engineering Ltd./R.K. Kullar, K.K. Kullar, 52387 B.C. Ltd.,
533618 B.C. Ltd., Marathon Construction Ltd., 398384 B.C. Ltd., T.M. Crest
Homes & Investments Ltd.
 NCP Amendment/Rezoning
NCP Amendment and rezoning of the west portion & part of 147 Street from RA to RF-12 and rezone the east portion from RA to RF to permit subdivision into approximately 134 single family small lots and 20 single family lots plus open space in a two phase subdivision.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an NCP Amendment on properties located at 14581, 14601/13/23/37/51/75 - 76 Avenue.

The applicant is proposing:

- an NCP amendment of a portion of the site from "Urban Residential" and "Residential Gross Density" to "Urban Compact Housing";
- a rezoning from RA to RF -12 for the west portion of the site (Block "A");
- a rezoning from RA to RF for the east portion of the site (Block "B"); and
- a rezoning of a portion of 147 Street at 76 Avenue from RA to RF-12 (Block "C")

in order to permit subdivision of approximately 134 single family small lots and 20 single family lots plus open space in a two-phased subdivision.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the western portion of the property (Block A) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), to rezone the eastern portion of the property (Block B) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" and to rezone a portion of 147 Street at 76 Avenue (Block C) 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 (Appendix X).
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) input from the Ministry of Environment;
 - (d) completion of a road closure/exchange for the south portion of 147 Street at 76 Avenue; and

(e) address the issue of open space/cash-in-lieu of open space provision resulting from the proposed NCP Amendment from "Residential Gross Density" to "Urban Compact Housing".

3. Council pass a resolution to amend East Newton North NCP to redesignate the western portion of the land from "Residential Gross Density" and "Urban Residential" to "Urban Compact Housing" prior to final adoption of the rezoning by-law.

RES.R02-2782

Carried

It was

Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14882" pass its first reading.

RES.R02-2783

Carried

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

It was

Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14882" pass its second reading.

RES.R02-2784

Carried

It was then

Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14882" be held at the
City Hall on January 20, 2003, at 7:00 p.m.

RES.R02-2785

Carried

SOUTH SURREY

10. 7901-0027-01

15450 Rosemary Heights Crescent

Kevin Shoemaker, Polygon Carrington Homes/Polygon Carrington

Development Permit

Amendment to Development Permit No. 7901-0027-00 to permit concrete tile roofing materials for a townhouse complex.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15450 Rosemary Heights Crescent.

The applicant is proposing:

- a Development Permit amendment

in order to permit the use of concrete tiles as the roofing material.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Council approve the attached

Development Permit No. 7901-0027-01 (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.R02-2786

Carried

SURREY CITY CENTRE/WHALLEY

11. 7902-0297-00

**Units 101 to 112, 201 to 212, 301 to 312 and
401 to 412 - 14355 - 103 Avenue; Units 101 to 116, 201 to 216,
301 to 316 and 401 to 416 - 14377 - 103 Avenue; and
Units 101 to 112, 201 to 212, 301 to 312 and 401 to
412 - 14399 - 103 Avenue**

Anton Van Dyk/Various

Development Permit

To permit exterior design changes to improve building envelope performance against rain/moisture penetration.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at Units 101 to 112, 201 to 212, 301 to 312 and 401 to 412 - 14355 - 103 Avenue; Units 101 to 116, 201 to 216, 301 to 316 and 401 to 416 - 14377 - 103 Avenue; and Units 101 to 112, 201 to 212, 301 to 312 and 401 to 412 - 14399 - 103 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit changes to the exterior of the existing 4-storey apartment buildings, to improve building envelope performance against rain and moisture penetration.

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 Council approve the attached

Development Permit No. 7902-0297-00 (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.R02-2787

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

1. 7902-0281-00

19260 Enterprise Way

Jay Butterworth, Butterworth's Transport/Butterworth's Investors Ltd.

Development Variance Permit

To relax the maximum height of outdoor storage of stacked containers from 2.5 metres (8 ft.) to 10 metres (32 ft.), within 5 metres (16 ft.) of the property lines and to waive the screening requirement.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 19260 Enterprise Way.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to relax the maximum height of outdoor storage of containers in the IL Zone from 2.5 metres (8 ft.) to 10 metres (32 ft.) within 5 metres (16 ft.) of the property line; and
 - to waive the screening requirement in the IL Zone for outdoor storage

in order to allow storage of containers within the perimeter of the site.

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

It was
RES.R02-2788

Moved by Councillor Hunt
Seconded by Councillor Steele
That Application 7902-0281-00 be denied.
Carried

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

Councillor Priddy stated that she has read the background information on all by-laws that were to be considered to enable her to vote on these matters.

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13310, as amended by Amendment By-law, 1999, No. 14749, Amendment By-law, 2002, No. 14853"

7902-0319-00/3900-20-14853 - Council Initiative

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13310, as amended by Amendment By-law, 1999, No. 14749" is hereby amended under Section B. Permitted uses in Section 2.B.1 (c).

This amendment will prohibit liquor-licensed eating establishments on the property located at 10422 - 168 Street.

Approved by Council: November 4, 2002
Corporate Report Item L011

- * At the November 25, 2002 Regular Council meeting, Council considered and approved the recommendations of Corporate Report R223 to file By-law 14853 to not amend CD By-law No. 13310 based on further review by staff, in response to concerns raised at the Public Hearing.

- * Planning & Development advise that (reference memorandum dated November 28, 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 Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14748" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-2791

Carried

4. "Surrey Land Use Contract No. 304, Authorization By-law, 1978, No. 5593,
 Discharge By-law, 2002, No. 14734"

7902-0097-00 - Garden Village Nurseries Ltd./Applewood Kia,
 c/o Teck Construction

To discharge Land Use Contract 304 on property located at 16287 Fraser
 Highway to permit the development of an auto dealership, based on the
 underlying "Highway Commercial Industrial Zone (CHI)".

Approved by Council: June 24, 2002

Note: A Development Permit (7902-0097-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Land Use Contract No. 304,
 Authorization By-law, 1978, No. 5593, Discharge By-law, 2002, No. 14734" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R02-2792

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14586"

7901-0235-00 - Eastwood Heights Developments Ltd., c/o Hunter Laird
 Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to RF (BL 12000) - 6890 - 150 Street - to permit the
 development of a 12 lot single family residential subdivision.

Approved by Council: November 26, 2001

- * Planning & Development advise that (reference memorandum dated December 4, 2002 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.
- * In addition, Council is advised that the legal description for the property has changed due to park dedication. Therefore, Council is requested to rescind Third Reading of By-law 14586, amend the by-law to replace the legal description for the property and grant Third Reading as amended.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council rescind Resolution R01-2982
 of the December 10, 2001 Regular Council-Public Hearing Minutes passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14586".

RES.R02-2793

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14586" as follows:

- (a) Section 1 is amended by deleting the existing legal description for 6890 - 150 Street and inserting the following:

"Parcel Identifier: 004-407-521
 Lot 32 Except Part in Plan BCP36 Section 15 Township 2
 New Westminster District Plan 24559"

RES.R02-2794

Carried with Councillor Bose against.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14586" pass its third reading, as amended.

RES.R02-2795

Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14586" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R02-2796 Carried with Councillor Bose against.

MISCELLANEOUS

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13143"

7996-0078-00 - Eastwood Heights Developments Ltd.
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RS (BL 5942) to RF (BL 12000) - 6918 - 150 Street, 6919 & 6959 -
152 Street - to permit the development of approximately 66 single family
lots.

Approved by Council: May 27, 1997

Note: The Public Hearing on this application was held on July 7, 1997. 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 servicing constraints in the East Newton South Neighbourhood Concept Plan.

- * In addition, Planning & Development advise that (reference memorandum dated December 4, 2002 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.
- * Further, Council is advised that full servicing is not available for the properties at 6919 and 6959 - 152 Street. The Developer has decided to remove these properties from the application and proceed with the rezoning of 6918 - 150 Street only. In addition, the legal description for the property at 6918 - 150 Street has changed due to park dedication. Therefore, Council is requested to rescind Third Reading of By-law 13143, amend the by-law to delete the two properties and amend the legal description for 6918 - 150 Street and grant Third Reading as amended.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council rescind Resolution R97-2047
 of the July 7, 1997 Regular Council-Public Hearing Minutes passing Third
 Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997,
 No. 13143".

RES.R02-2797

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council amend "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13143" as follows:

- (a) Section 1 is amended by deleting the legal descriptions and civic addresses for the properties at 6919 - 152 Street and 6959 - 152 Street; and
- (b) Section 1 is amended by deleting the existing legal description for 6918 - 150 Street and inserting the following:

"Parcel Identifier: 012-134-856
 Lot 21 Except Part in Plan BCP36 Section 15 Township 2
 New Westminster District Plan 1360"

RES.R02-2798

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1997, No. 13143", its third reading, as amended.

RES.R02-2799

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1997, No. 13143" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-2800

Carried

- 7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 66 Amendment By-law, 2002, No. 14810"

7902-0085-00 - Progressive Construction Ltd., Benchmark Management Ltd.,
 c/o Dave Walls, Barnett Dembeck Architects

To authorize the redesignation of portions of the properties located at 6854, 6870, 6900, and 6940 - 188 Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: September 16, 2002

This by-law in proceeding in conjunction with By-law 14811.

- * Planning & Development advise that (reference memorandum dated December 5, 2002 in By-law back-up) the subject properties have been subdivided off and the portion of the properties proposed for the rezoning has been assigned a new legal description and civic address. Therefore, Council is requested to rescind Third Reading of By-law 14810, amend the by-law to replace the existing legal descriptions and civic addresses, and grant Third Reading as amended.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council rescind Resolution R02-2361
of the October 21, 2002 Regular Council-Public Hearing Minutes passing Third Reading of "Surrey Official Community Plan By-law, 1996, No. 12900, No. 66 Amendment By-law, 2002, No. 14810".

RES.R02-2801 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Council amend "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 66 Amendment By-law, 2002, No. 14810" as follows:

- (a) Section 1 is amended by deleting the Survey Plan description, legal descriptions and civic addresses of all properties and inserting the following:

"Parcel Identifier: 025-486-764
Lot 106 Section 16 Township 8 New Westminster District
Plan BCP351

(18828 - 69 Avenue)"

- (b) the Survey Plan attached as Schedule A is deleted in its entirety.

RES.R02-2802 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 66 Amendment By-law, 2002, No. 14810" pass its
 third reading, as amended.
 RES.R02-2803 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 66 Amendment By-law, 2002, No. 14810" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.
 RES.R02-2804 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14811"
 7902-0085-00 - Progressive Construction Ltd., Benchmark Management Ltd.,
 c/o Dave Walls, Barnett Dembeck Architects

RA (BL 12000) to RM-30 (BL 12000) - Portions of 6854, 6870, 6900 and
 6940 - 188 Street - to permit the development of 72 townhouse units in
 East Clayton.

Approved by Council: September 16, 2002

This by-law in proceeding in conjunction with By-law 14810.

Note: A Development Permit (7902-0085-00) on the site is to be considered for
 Final Approval under Item I.1(b).

- * Planning & Development advise that (reference memorandum dated
 December 5, 2002 in by-law back-up) that the proposed development is in
 compliance with the East Clayton NCP which has received Stage I approval from
 Council. The applicant has volunteered and committed to pay the estimated
 contribution towards amenities to be provided within the NCP.
- * In addition, the subject properties have been subdivided off and the portion of the
 properties proposed for the rezoning has been assigned a new legal description
 and civic address. Therefore, Council is requested to rescind Third Reading of
 By-law 14811, amend the by-law to replace the existing legal descriptions and
 civic addresses, and grant Third Reading as amended.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Council rescind Resolution R02-2362
 of the October 21, 2002 Regular Council-Public Hearing Minutes passing Third
 Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002,
 No. 14811".

RES.R02-2805 Carried

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. 14811" as follows:

- (a) Section 1 is amended by deleting the Survey Plan description, legal
 descriptions and civic addresses of all properties and inserting the
 following:

"Parcel Identifier: 025-486-764
 Lot 106 Section 16 Township 8 New Westminster District
 Plan BCP351

(18828 - 69 Avenue)"

(b) the Survey Plan attached as Schedule A is deleted in its entirety.

RES.R02-2806 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14811" pass its third reading, as
 amended.

RES.R02-2807 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14811" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-2808 Carried

FINAL ADOPTIONS (Cont'd)

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14691"

7901-0320-00 - Katherine Salter, c/o Mike Salter

RA (BL 12000) to RH (BL 12000) - 13415 - 20 Avenue - to permit subdivision into two lots.

Approved by Council: April 29, 2002

- * Planning & Development advise that (reference memorandum dated December 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 Hunt

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14691" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-2809

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0097-00**
Garden Village Nurseries Ltd./Applewood Kia
c/o Teck Construction
 16287 Fraser Highway

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

"That Development Permit No. 7902-0097-00 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 14734, H.4 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Permit
 No. 7902-0097-00 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.R02-2810

Carried

- (b) **Development Permit No. 7902-0085-00**
Progressive Construction Ltd.
Benchmark Management Ltd.
c/o Dave Walls, Barnett Dembeck Architects
 Portions of 6854, 6870, 6900 and 6940 - 188 Street

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

"That Development Permit No. 7902-0085-00 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 14811, H.8 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Permit
 No. 7902-0085-00 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.R02-2811

Carried

Councillor Bose requested that proper renderings be provided in future to
 assist Council in their decisions.

J. ADJOURNMENT

It was

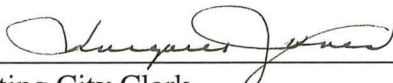
meeting do now adjourn.
RES.R02-2812

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

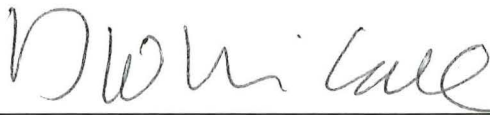
Carried

The Regular Council- Land Use meeting adjourned at 5:47 p.m.

Certified Correct:



Acting City Clerk



Mayor