



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MARCH 3, 2003
Time: 5:35 p.m.

Present:

Chair - Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Priddy
Councillor Bose
Councillor Hunt
Councillor Higginbotham

Absent:

Councillor Watts

Staff Present:

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

Councillors Entering
Meeting as Indicated:

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

1. 7902-0368-00

5855 - 176A Street

Denis Turco Architects Inc./B.R.P. Investments Ltd.

Development Permit/Development Variance Permit

Development Permit to permit the development of two commercial buildings, including an approved neighbourhood pub, in the Cloverdale Town Centre; and a DVP to relax the north side yard setback.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 5855 - 176A Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the north side yard setback

in order to permit the development of two commercial buildings including an approved neighbourhood pub, in the Cloverdale Town Centre.

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

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

1. Council authorize staff to draft Development Permit No. 7902-0368-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0368-00, varying the following to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the C-15 Zone from 3.0 metres (10 ft.) to 0 metre (0 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) execution of a lease agreement and payment schedule to the satisfaction of the General Manager, Engineering, between the applicant and the City to secure the long-term lease of 65 parking stalls in the nearby City-owned parking lots;
 - (c) submission of a landscaping cost estimate to the satisfaction of the City Landscape Architect; and
 - (d) approval of Development Variance Permit No. 7902-0368-00.

RES.R03-582

Carried with Councillors Hunt and Villeneuve against.

FLEETWOOD/GUILDFORD

2. **7903-0026-00**
17755 Triggs Road
Allan Bose, Teal Cedar Products Ltd./Columbia River Shake & Shingle Ltd.
Rezoning
Rezone from IL to IH to permit the expansion of an existing sawmill operation to be carried on outside an enclosed building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 17755 Triggs Road.

The applicant is proposing:

- a rezoning from IL to IH

in order to permit the expansion of an existing sawmill operation to be carried on outside an enclosed building at 17755 Triggs Road.

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 "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "High Impact Industrial Zone (IH)" (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) submission of a road dedication plan to the satisfaction of the Approving Officer.

RES.R03-583 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14949" pass its first reading.

RES.R03-584 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, 2003, No. 14949" pass its second reading.

RES.R03-585 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, 2003, No. 14949" be held at the
City Hall on March 24, 2003, at 7:00 p.m.

RES.R03-586 Carried

3. **7902-0391-00**
10375 - 176 Street
Mohinderpal Virk/Ap Tire Services Ltd.
Temporary Industrial Use Permit
To permit a truck parking facility and a pre-manufactured trailer 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 10375 - 176 Street.

The applicant is proposing:

- a Temporary Industrial Use Permit

in order to permit a truck parking facility and a pre-manufactured trailer for office use on site 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. 7902-0391-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) removal of fill material and replanting within the creek setback areas to the satisfaction of the Department of Fisheries and Oceans;
 - (c) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refilling, storage of waste petroleum fluids and vehicle maintenance on site; and to prohibit the parking and storage of vehicles containing dangerous goods as defined by the *Transport of Dangerous Goods Act*;
 - (d) submission of a landscaping cost estimate and security to the specifications and satisfaction of the City Landscape Architect; and

- (e) submission of adequate security to ensure the vehicles are removed and the site is returned to its vacant state upon expiry of the Temporary Industrial Use Permit.

RES.R03-587

CarriedNEWTON**4. 7902-0039-00****Portion of 15155 - 76 Avenue****640842 B.C. Ltd./Pacific Star Homes Ltd.**

Rezoning/Development Permit

Rezoned from RA to CD and DP to permit a 1,410 sq.m. (15,200 sq.ft.) commercial plaza.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on property located on a portion of 15155 - 76 Avenue.

The applicant is proposing:

- a rezoning from RA to CD (Block B); and
- a Development Permit

to permit development of a neighbourhood commercial plaza having 1,410 square metres (15,200 sq.ft.) of floor space plus a caretaker suite.

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 Villeneuve

That:

1. a By-law be introduced to rezone the eastern portion of the property identified as "Block B" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix H).
2. Council authorize staff to draft Development Permit No. 7902-0039-00 in general accordance with the attached drawings and subject to further refinements to site grading and landscaping (Appendix B).
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;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) address alternative access for the proposed residential lot north of the subject site;
 - (f) address the installation of a Traffic signal at the 76 Avenue/152 Street intersection concurrent with development of the commercial plaza on the site;
 - (g) registration of a Restrictive Covenant to limit the hours of operation of commercial uses from 6:00 a.m. to 11:00 p.m.; and
 - (h) registration of a Restrictive Covenant to set a minimum rear yard setback of 9.0 metres (30 ft.) for lots backing onto the proposed commercial site.
4. Council pass a resolution to amend the Newton Local Area Plan to redesignate the land from "Suburban Residential (1 Acre)" to "Retail Commercial" (east portion).

RES.R03-588

Carried with Councillor Bose against.

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14950" pass its first reading.

RES.R03-589

Carried with Councillor Bose against.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14950" pass its second reading.

RES.R03-590

Carried with Councillor Bose against.

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, 2003, No. 14950" be held at the City Hall on March 24, 2003, at 7:00 p.m.

RES.R03-591

Carried

5. 7902-0394-00

7881 - 128 Street & Portion of 12758 - 80 Avenue

Steve Knoblauch, RAM Construction Inc./497897 B.C. Ltd. and 581947 B.C. Ltd.

Rezoning/Development Permit

Rezone from CD to IL and Development Permit to permit the development of a two-storey light industrial building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 7881 - 128 Street and Portion of 12758 - 80 Avenue.

The applicant is proposing:

- a rezoning from CD to IL; and
- a Development Permit

in order to permit the development of a two-storey light industrial building.

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Hunt

That:

1. a By-law be introduced to rezone a portion of the property from "Comprehensive Development Zone (CD)" (By-law No. 13778) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0394-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

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

RES.R03-592

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14951" pass its first reading.

RES.R03-593

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, 2003, No. 14951" pass its second reading.

RES.R03-594

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, 2003, No. 14951" be held at the
 City Hall on March 24, 2003, at 7:00 p.m.

RES.R03-595

Carried**6. 7902-0380-00****7638 - 129A Street****Harpal Nagra - BC Box Co. Inc./Anvil Holdings Ltd.**

Development Permit/Development Variance Permit

Development Permit to permit construction of an approximately 5,939 m² (63,928 sq.ft.) industrial building. Development Variance Permit to reduce the minimum required rear (north) yard setback of the IL Zone from 7.5 m (25 ft.) to 0 m (0 ft.).

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 7638 - 129A Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the minimum rear (north) yard setback of the IL Zone from 7.5 m (25 ft.) to 0 m (0 ft.)

in order to permit the development of an approximately 5,939 m² (63,928 sq.ft.) industrial 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 authorize staff to draft Development Permit No. 7902-0380-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0380-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (north) yard setback of the Light Impact Industrial Zone from 7.5 meters (25 ft.) to 0 metres (0 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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R03-596

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD7. **7902-0349-00****7810 - 168 Street****Damax Consultants Ltd./Toyoko and Brian Gourley**

Rezoning

From RA to RF and RF-12 to permit subdivision with 3 adjacent properties into 6 standard single family lots and 5 small single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7810 - 168 Street.

The applicant is proposing:

- a rezoning from RA to RF and RF-12;

in order to allow subdivision with 3 adjacent properties into approximately 6 standard single family lots and 5 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 the western portion of the property (Block A) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and the eastern portion of the property (Block B) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-597

Carried

in order to permit two developments of approximately 132 townhouse units.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the south half portion (Block A) of the site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and the remaining north portion (Block B) 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 (Appendix II).
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7902-0337-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7902-0337-00, varying the following to proceed to Public Notification:
 - (a) To reduce the minimum front yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (b) To reduce the minimum east side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (c) To reduce the minimum rear yard (south) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (d) To allow 4 visitor parking spaces to be located within the minimum north and south rear yard setbacks in the RM-15 Zone;
 - (e) To reduce the minimum south side yard flanking setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (f) To reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
 - (g) To reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to a minimum of 6.0 metres (20 ft.) for Building Block 8 and from 7.5 metres to a minimum of 6.9 metres (22 ft.) for Building Block 11.

5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) resolution of landscaping issues including design details on the proposed detention pond and feature corner at Fraser Highway and Venture Way; additional planting beds in identified areas; and upsizing of trees, to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant prohibiting conversion of tandem parking spaces into livable spaces;
 - (g) the applicant adequately addresses the impact of no indoor amenity space being provided; and
 - (h) the existing buildings and structures are removed to the satisfaction of the General Manager, Planning & Development Department.

RES.R03-601

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14953" pass its first reading.

RES.R03-602

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, 2003, No. 14953" pass its second reading.

RES.R03-603

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, 2003, No. 14953" be held at the
 City Hall on March 24, 2003, at 7:00 p.m.
 RES.R03-604 Carried

NEWTON

9. 7902-0334-00

6726 - 132 Street

**Richard Brooks, H.Y. Engineering Ltd./Gurjit S. Dulay, P.S. and
 I.K. Sangha**

Land Use Contract Discharge/Development Variance Permit

*Partial discharge of LUC No. 372 to allow a 2 lot single family residential
 subdivision under the RF-G Zone and Development Variance Permit to relax the
 Subdivision By-law requirement for a lane.*

The General Manager of Planning & Development submitted a report concerning
 an application to discharge Land Use Contract No. 372, and a Development
 Variance Permit application on property located at 6726 - 132 Street.

The applicant is proposing:

- a Land Use Contract discharge; and
- a Development Variance Permit to vary the following by-law regulations:
 - Subdivision By-law, Part V, Section 24(a) to waive the requirement to
 provide a lane for alternate vehicular access where a subdivision abuts
 an arterial road

in order to permit the development of a 2 lot single family residential subdivision
 based on the underlying RF-G zone.

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

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

1. a By-law be introduced to partially discharge Land Use Contract 372 and a
 date for Public Hearing be set.
2. Council approve Development Variance Permit No. 7902-0334-00,
 varying the following, to proceed to Public Notification:

- (a) to waive the Subdivision By-law requirement to provide a lane for alternate vehicular access to an arterial road.
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) registration of a Section 219 Restrictive Covenant to restrict vehicular access to 132 Street (an arterial road) to a 6.0 metre wide shared driveway centered on the common property line of the proposed lots.

RES.R03-605

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Land Use Contract No. 372,

Authorization By-law, 1978, No. 5715 Partial Discharge By-law, 2003,
 No. 14954" pass its first reading.

RES.R03-606

Carried

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

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Land Use Contract No. 372,

Authorization By-law, 1978, No. 5715 Partial Discharge By-law, 2003,
 No. 14954" pass its second reading.

RES.R03-607

Carried

It was then

Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Land

Use Contract No. 372, Authorization By-law, 1978, No. 5715 Partial Discharge
 By-law, 2003, No. 14954" be held at the City Hall on March 24, 2003, at
 7:00 p.m.

RES.R03-608

Carried

10. **7902-0315-00**
12963, 12991, 13013 & 13045 - 60 Avenue
Mr. Sukh Dhaliwal, Dhaliwal & Associates Land Surveying Ltd./
Jessie Margaret Fretter, Kresira D. Pavlovic and Nevenka Pavlovic,
Ms. Varinder Pal Kaur Gill and Rajinder Singh Grewal
Rezoning/Development Variance Permit
Rezone from RA to RF to permit a subdivision of approximately 28 single family lots. Development Variance Permit to vary the Zoning By-law to relax lot depths for Lots 19, 20, 27 and 28.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 12963, 12991, 13013 & 13045 - 60 Avenue.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following by-law regulations:
 - Zoning By-law No. 12000, RF Zone to relax the minimum lot depth for lots 19, 20, 27 and 28 from 28 metres (91.86 ft.) to 26 metres (85.3 ft.)

in order to permit a single family residential subdivision of approximately 28 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) 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. 7902-0315-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (91.86 ft.) to 26 metres (85.30 ft.) for proposed Lots 19, 20, 27 and 28.

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation; and
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-609 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14955" pass its first reading.

RES.R03-610 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 Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14955" pass its second reading.

RES.R03-611 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14955" be held at the
 City Hall on March 24, 2003, at 7:00 p.m.

RES.R03-612 Carried

11. **7998-0199-00**
7519/7491 Wiltshire Drive & 7508/7474 - 144 Street
Coastland Engineering & Surveying Ltd./Umber Developments Ltd.,
Edward Alexander Farber, Harminder Singh Samra and
Harbhajan Singh Duhra, Kuldeep Singh Virk and Meera Virk
 Rezoning
From RA to RF to permit subdivision into approximately 36 single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 7519/7491 Wiltshire Drive and 7508/7474 - 144 Street.

The applicant is proposing:

- a rezoning from RA to RF;

in order to permit the development of approximately 36 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 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 instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input from the Ministry of Environment;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 26 until future consolidation with the adjacent property (7549 Wiltshire Drive).

RES.R03-613

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14956" pass its first reading.

RES.R03-614

Carried

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.R03-617

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14957" pass its first reading.

RES.R03-618

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, 2003, No. 14957" pass its second reading.

RES.R03-619

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, 2003, No. 14957" be held at the
 City Hall on March 24, 2003, at 7:00 p.m.

RES.R03-620

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

13. **7902-0142-00**
7664 - 120 Street & 7685/7727 - 120A Street
Ankenman Associates Architects and Sukhi Sandhu/
H. Wong and M. Wong, S-8080 Holdings Ltd., 419697 B.C. Ltd.
 OCP Amendment/Rezoning/Development Permit

OCP Amendment, rezone from RF and CD (By-law No. 12037) to CD and DP to permit development of approximately 6,169 m² (66,400 sq.ft.) commercial shopping plaza and approximately 24 townhouse units.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Permit application on properties located at 7664 - 120 Street and 7685/7727 - 120A Street.

The applicant is proposing:

- an OCP amendment of a portion of the site (Blocks "A" and "B") from "Multiple Residential" to "Commercial";
- a rezoning from RF and CD (By-law No. 12037) to CD; and
- a development permit

in order to permit the development of a 6,169 m² (66,400 sq.ft.) community commercial plaza and a 24-unit townhouse complex.

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

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

1. subject to Council's determination of an appropriate setback (Recommendation 3.), instruct staff to prepare a By-law to be introduced reflecting the final land use/site plan arrangement to amend the Official Community Plan by redesignating a portion of the property from "Multiple Residential" to "Commercial" and a date for Public Hearing be set.
2. subject to Council's determination of an appropriate setback (Recommendation 3.), instruct staff to prepare a By-law to be introduced reflecting the final land use/site plan arrangement to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By-law No. 12037) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date for Public Hearing be set.
3. Council authorize staff to draft Development Permit No. 7902-0142-00 generally in accordance with the attached drawings (Appendix II) subject to the plans being adjusted to include a 6.0 metre (20 ft.) setback at the east side of the subject site and subject to further review and approval by staff to implement the recommendations of the Advisory Design Panel.

4. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
5. Council approve the applicant's request to eliminate the required indoor amenity space as reflected in the proposed CD By-law.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (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;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on the west (commercial) portion of the subject site pending concurrent or prior construction of the multiple residential buildings at the east portion of the site;
 - (g) the applicant adequately address the impact of no indoor amenity space;
 - (h) registration of a reciprocal access easement and parking agreement between the two proposed commercial lots; and
 - (i) registration of a restrictive covenant on title of the commercial lots to advise of a potential down-zoning should construction not commence within 12 months of zoning approval.
7. Council pass a resolution to amend the Scott Road Corridor Study to redesignate the land from Multiple Residential to Retail Commercial when the project is considered for final adoption.

RES.R03-621

Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 74 Amendment By-law 2003, No. 14958" pass its
first reading.
RES.R03-622 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 74 Amendment By-law 2003, No. 14958" pass its
second reading.
RES.R03-623 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 74 Amendment By-law 2003,
No. 14958" be held at the City Hall on March 24, 2003, at 7:00 p.m.
RES.R03-624 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14959" pass its first reading.
RES.R03-625 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14959" pass its second reading.
RES.R03-626 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14959" be held at the
City Hall on March 24, 2003, at 7:00 p.m.
RES.R03-627 Carried

SOUTH SURREY

14. 7903-0028-00

1688 - 152 Street

Ms. Tim Clark/V-1500 Holdings Inc., Inc. No. 393649

CD By-law Amendment

To amend CD (By-law No. 14078) to permit surgical clinics as an additional use.

The General Manager of Planning & Development submitted a report concerning an application to amend the CD By-law on property located at 1688 - 152 Street.

The applicant is proposing:

- to amend Comprehensive Development (CD) Zone (By-law No. 14078)

in order to permit surgical clinics as an additional use.

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 a By-law be introduced to amend
 Comprehensive Development (CD) Zone (By-law No. 14078) and a date be set
 for Public Hearing.

RES.R03-628

Carried

Delegation:

The applicant was in attendance and reported that written support had been received from Peace Arch Hospital and the College of Physicians and Surgeons, copies of which would be provided to Council. She added that the clinic would provide ambulatory surgery services such as cosmetic, ear, nose, throat and minor orthoscopic surgery.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14078 Amendment By-law, 2003,
 No. 14960" pass its first reading.

RES.R03-629

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, 2000, No. 14078 Amendment By-law, 2003,
 No. 14960" pass its second reading.

RES.R03-630 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, 2000, No. 14078 Amendment
 By-law, 2003, No. 14960" be held at the City Hall on March 24, 2003, at 7:00
 p.m.

RES.R03-631 Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of March 3, 2003 were considered and dealt with as follows:

Item No. L002 Proposed Commercial Development at 88 Avenue & King
 George Highway:
 By-law Nos. 14702, 14703A & 14703B - Concerns of Area
 Residents (LUC Discharge and Rezoning)
 File: 7900-0355-00

The General Manager, Planning & Development submitted a report to respond to Council's request for information as to how the various concerns that were expressed to Council during the Public Hearing, related to development application No. 7900-0355-00 for a commercial centre at King George Highway and 88 Avenue, are being addressed.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Corporate Report No. L002 be received
 for information.

RES.R03-632 Carried

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13267"

7997-0051-00 - Panorama Plateau Gardens Ltd./Eaglewood Enterprises Inc.

RA (BL 12000) to RM-10 & RF (BL 12000) - 6120, 6110, 6092, 6066 & 6046 - 128 Street - to permit 35 multiple residential units and subdivision of one single family lot.

Approved by Council: October 28, 1997

Note: A Development Permit (7997-0051-00) on the site is to be considered for Final Approval under Item I.1.(d).

Note: The Public Hearing on this application was held on November 17, 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 poor market conditions.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1997, No. 13267" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-633

Carried

Councillor Bose stated that he was ineligible to vote on By-law No. 13267 as he was not provided with the appropriate backup.

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 67 Amendment By-law, 2002, No. 14840"

7902-0280-00 - Crown Provincial, c/o Steen Bennetsen & Associates and Silent Witness

To authorize the redesignation of the property located at 14962 Highway No. 10 from Suburban (SUB) to Industrial (IND).

Approved by Council: November 4, 2002

This by-law is proceeding in conjunction with By-law 14841.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 67 Amendment By-law, 2002, No. 14840" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-634

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14841"

7902-0280-00 - Crown Provincial, c/o Steen Bennetsen & Associates and Silent Witness

RA (BL 12000) to IB (BL 12000) - 14962 Highway No. 10 - to permit the future development of industrial buildings.

Approved by Council: November 4, 2002

This by-law is proceeding in conjunction with By-law 14840.

- * Planning & Development advise (reference memorandum dated February 26, 2003 in by-law back-up) that it is now in order for Council to pass a resolution amending the East Panorama Ridge Local Area Plan to redesignate the site from Agro-Industrial to Business Park.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council amend the East Panorama
Ridge Local Area Plan to redesignate the site from Agro-Industrial to Business Park.

RES.R03-635

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14841" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R03-636 Carried

4. "Surrey Land Use Contract No. 127, Authorization By-law, 1976, No. 4704,
Discharge By-law, 2001, No. 14418"

7901-0073-00 - Crescent Housing Society, c/o Mark Ankenman,
Ankenman Associates Architects Ltd.

To discharge LUC 127 over the land - 12882 - 26 Avenue - to allow the
underlying "Multiple Residential 45 Zone (RM-45)" to come into effect.

This by-law is proceeding in conjunction with By-law 14419.

Approved by Council: May 7, 2001

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Land Use Contract No. 127,
Authorization By-law, 1976, No. 4704, Discharge By-law, 2001, No. 14418" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.
RES.R03-637 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14419"

7901-0073-00 - Crescent Housing Society, c/o ARC Research Co-Op and
Ankenman Associates Architects Inc.

RM-45 (BL 12000) & RF (BL 12000) to CD (BL 12000) -
12882 - 26 Avenue - to permit the development of 111 additional senior
citizens apartment units to replace 26 "cottage units" contained in 3 one-
storey structures. The existing 146 units within the three-storey apartment
building developed in the 1970's under Land Use Contract No. 217 will
remain.

This by-law is proceeding in conjunction with By-law 14418.

Approved by Council: May 7, 2001

Note: A Development Permit (7901-0073-00) on the site is to be considered for
Final Approval under Item I 1(c).

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14419" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-638 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14793"

7902-0012-00 – 32nd Avenue Developments Ltd., c/o James Crawford -
 GSI Construction Ltd.

RA (BL 12000) to CD (BL 12000) - 15244 and 15276 - 32 Avenue - to
 permit the development of a two-storey 4,983.5 m² (53,643 sq. ft.)
 office/warehouse building.

Approved by Council: September 3, 2002

Note: A Development Permit (7902-0012-00) on the site is to be considered for
 Final Approval under Item I.1(b).

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14793" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-639 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14862"

7902-0292-00 -652300 BC Ltd. (Tage Shokker), c/o Richard Brooks, H.Y.
 Engineering Ltd., and Warren Rossnagel

RA (BL 12000) to RF (BL 12000) - 10613 - 168 Street - to permit
 subdivision into approximately 28 single family lots.

Approved by Council: November 25, 2002

- * Planning & Development advise that (reference memorandum dated
 February 28, 2003 in By-law back-up) the building scheme which has been filed
 with the City Clerk has been developed by a Design Consultant based on a
 character study of the surrounding neighbourhood. The building scheme will be
 registered concurrently with the subdivision plan pursuant to Section 220 of the
 Land Title Act. A 219 Restrictive Covenant will also be registered to tie the
 building scheme to the land.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14862" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-640 Carried

MISCELLANEOUS

8. "Surrey Land Use Contract No. 208, Authorization By-law, 1976, No. 4963,
 Partial Discharge By-law, 2002, No. 14796"

7901-0340-00 - Bassano Properties Corp., c/o Maciej Dembek,
 Barnett Dembek Architects Inc.

To discharge Land Use Contract 208 from the property located at
 14885 - 105 Avenue - to allow the underlying "Multiple Residential 45 Zone
 (RM-45)" to come into effect.

Approved by Council: September 3, 2002

This by-law is proceeding in conjunction with By-law 14797.

- * Council is advised that when filing By-law 14796 with the Land Title Office, it
 was identified that the legal description for the property had changed. A
 Subdivision Plan was registered prior to final adoption of the by-laws. It is
 therefore in order for Council to rescind Final Adoption of By-law 14796, amend
 the by-law to insert the new legal description, approve third reading as amended,
 and final adoption. The civic address for the property remains unchanged.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council rescind Resolution R03-220 of
 the February 3, 2003 Regular Council-Land Use Minutes passing Final Adoption
 of "Surrey Land Use Contract No. 208, Authorization By-law, 1976, No. 4963,
 Partial Discharge By-law, 2002, No. 14796"
 RES.R03-641 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council rescind Resolution R02-2091
 of the September 16, 2002 Regular Council-Public Hearing Minutes passing
 Third Reading of "Surrey Land Use Contract No. 208, Authorization By-law,
 1976, No. 4963, Partial Discharge By-law, 2002, No. 14796".
 RES.R03-642 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council amend "Surrey Land Use
 Contract No. 208, Authorization By-law, 1976, No. 4963, Partial Discharge
 By-law, 2002, No. 14796" by deleting the legal description and inserting the
 following new legal description:

"Parcel Identifier: 025-548-191 Lot 1 Section 20 Block 5 North Range 1
 West New Westminster District Plan BCP1649"

RES.R03-643

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Land Use Contract No. 208,
 Authorization By-law, 1976, No. 4963, Partial Discharge By-law, 2002,
 No. 14796" pass its third reading, as amended.

RES.R03-644

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Land Use Contract No. 208,
 Authorization By-law, 1976, No. 4963, Partial Discharge By-law, 2002,
 No. 14796" be finally adopted, signed by the Mayor and Clerk, and sealed with
 the Corporate Seal.

RES.R03-645

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14797"

7901-0340-00 - Bassano Properties Corp., c/o Maciej Dembek,
 Barnett Dembek Architects Inc.

RM-45 (BL 12000) to CD (BL 12000) - 14885 - 105 Avenue - to permit
 the development of a three-storey apartment building.

Approved by Council: September 3, 2002

This by-law is proceeding in conjunction with By-law 14796.

- * Council is advised that when filing corresponding By-law 14796 with the Land
 Title Office, it was identified that the legal description for the property had
 changed. A Subdivision Plan was registered prior to final adoption of the
 by-laws. It is therefore in order for Council to rescind Final Adoption of By-law
 14797, amend the by-law to insert the new legal description, approve third
 reading as amended, and final adoption. The civic address for the property
 remains unchanged.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council rescind Resolution R03-221 of
the February 3, 2003 Regular Council-Land Use Minutes passing Final Adoption
of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002,
No. 14797".

RES.R03-646 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council rescind Resolution R02-2092
of the September 16, 2002 Regular Council-Public Hearing Minutes passing
Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,
2002, No. 14797".

RES.R03-647 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council amend "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14797" in Section 1. by
deleting the legal description and inserting the following new legal description:

"Parcel Identifier: 025-548-191
Lot 1 Section 20 Block 5 North Range 1 West New Westminster District
Plan BCP1649"

RES.R03-648 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14797" pass its third reading, as
amended.

RES.R03-649 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14797" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-650 Carried

FINAL ADOPTIONS (Cont'd)

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14780"

7902-0112-00 - Ekam Development Ltd., c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) and RF (BL 12000) to RF-12 (BL 12000) - 13211, 13225, and 13241 - 62 Avenue, 6258 and 6278 - 132 Street - to permit the development of 29 single family small lots.

Approved by Council July 22, 2002

- * Planning & Development advise that (reference memorandum dated February 27, 2003 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14780" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-651

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0326-00**
Paul Chiu, Urban Design Group Architects Ltd.
Newton Park Centre Inc.
 13745 - 72 Avenue

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

"That Development Permit No. 7902-0326-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7902-0326-00 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.R03-652

Carried

- (b) **Development Permit No. 7902-0012-00**
James Crawford, GSI Construction Ltd.
32nd Avenue Developments Ltd., Inc. No. 633409
15244 & 15276 - 32 Avenue

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

"That Development Permit No. 7902-0012-00 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 14793, H.6 of this agenda.

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

No. 7902-0012-00 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.R03-653

Carried

- (c) **Development Permit No. 7901-0073-00**
Mark Ankenman, Ankenman Associates Architects Ltd.
Crescent Housing Society
12882 - 26 Avenue

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

"That Development Permit No. 7901-0073-00 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-laws 14418 and 14419, H.4 & H.5 of this agenda.

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

No. 7901-0073-00 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.R03-654 Carried

- (d) **Development Permit No. 7997-0051-00**
Panorama Plateau Gardens Ltd.
Eaglewood Enterprises Inc.
 6046, 6066, 6092, 6110 & 6120 - 128 Street

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

"That Development Permit No. 7997-0051-00 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 13267, H.1 of this agenda.

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

No. 7997-0051-00 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.R03-655 Carried

J. ANY OTHER COMPETENT BUSINESS**1. 7903-0018-00**

**Portions of 14962 Highway No. 10 and
14975 - 54A Avenue**

**Ralph Bennetsen, Steen, Bennetsen & Associates and Helen Besharat,
Besharat Friars Architects/Her Majesty the Queen in Right of the Province
of BC and City of Surrey**

Development Permit/Development Variance Permit

*Development Permit to permit a 3-storey industrial building. Development
Variance Permit to vary the building height for portions of the roof.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at portions of 14962 Highway No. 10 and 14975 - 54A Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to vary the maximum building height from 12 m (40 ft.) to 14.3 m (47 ft.) to permit a roof projection and to 13.1 m (43 ft.) to accommodate the portion of the building where the stairwell is located.

in order to permit the development of a 3-storey industrial 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 Higginbotham

That:

1. Council authorize staff to draft Development Permit No. 7903-0018-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0018-00 (Appendix VII), varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of the IB Zone from 12 metres (40 ft.) to 14.3 metres (47 ft.) for a roof canopy projection and to 13.1 m (43 ft.) for the portion of the building where the stairwell is located.
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) input from the Ministry of Transportation;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) submission of a landscape cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (e) registration of a "no-build" restrictive covenant on a hooked portion of the subject site until future consolidation with the property at 15036 Highway No. 10.

RES.R03-656

Carried

Note: See By-laws 14840 and 14841, H.2 and H.3 of the Regular Council - Land Use agenda.

K. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R03-657


Carried

The Regular Council- Land Use meeting adjourned at 5:52 p.m.

Certified Correct:



Acting City Clerk



Mayor