



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MAY 26, 2003
Time: 4:34 p.m.

Present:

Mayor McCallum
Councillor Tymoschuk
Councillor Steele
Councillor Priddy
Councillor Bose
Councillor Watts
Councillor Hunt
Councillor Higginbotham

Absent:

Councillor Villeneuve

**Councillors Entering
Meeting as Indicated:**

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
General Manager, Finance, Technology & HR
Manager, Area Planning Division
Manager, North Surrey Section
Manager, South Surrey Section
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. 7903-0089-00

19495 - 56 Avenue

Ionic Architecture/CWA Holdings Ltd.

Development Permit

To permit the construction of two additional multi-tenant industrial buildings and a free-standing sign.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19495 - 56 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the construction of two additional multi-tenant industrial buildings and a 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. 7903-0089-00 (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.R03-1348

Carried

NEWTON

2. **7903-0097-00**
8363 - 128 Street
Ed Desrochers, Blackstone Construction Management Ltd. /
All Canadian Shopping Centre Ltd.

Rezoning

From IL to IB in order to permit retail sales associated with Light Impact Industry, wholesaling or warehousing and additional office uses.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 8363 - 128 Street.

The applicant is proposing:

a rezoning from IL to IB;

in order to permit retail sales associated with Light Impact Industry wholesaling or warehousing and additional office uses.

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

Delegation

Brian Dagnault, Planning Consultant, was in attendance on behalf of the applicant and commented that the staff report makes valid points to preservation of industrial lands and cultural, social and economic impacts. He noted that the site at 84 Avenue and 128 Street would support and compliment Indo-Canadian shopping and services in the Newton area. He continued that the proposed extension of 84 Avenue would put this property at the hub of transportation corridors of expanding commercial and industrial uses. He noted that that key, existing Indo Canadian retail business parks serve this community and is dominated by well-established Indo Canadian residential areas. He added that the proposed business is strongly supported by residents and Gurdwaras in the area and would support other existing businesses in the area. He noted the development would form part of an emerging mixed-use node and be suitable for

the proposed land use. He continued that the natural development of this intersection would be incomplete if the land use application were to be denied.

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Application 7903-0097-00 be denied.
Carried

RES.R03-1349

3. 7903-0090-00

13030 - 76 Avenue

Samuel Chan (Ionic Architecture Inc.)

282738 B.C. Ltd. and Cambridge Business Centres Inc.

Development Permit/Development Variance Permit

Development Permit to allow the development of an industrial building.

Development Variance Permit to vary a 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 13030 - 76 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - side yard setback along the east property line is varied from 7.5 metres (25 ft.) to zero metre

in order to permit the development of an 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 Tymoschuk
 That:

1. Council authorize staff to draft Development Permit No. 7903-0090-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0090-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the IB Zone from 7.5 metres (25 ft.) to 0 metre along the east property line only.
3. Council instruct staff to resolve the following issue prior to approval:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R03-1350

Carried**SOUTH SURREY****4. 7902-0155-00****3238/3258 Croydon Drive 3257/3287 - 152 Street****Ken Schaeffers, Torvan Developments/****Torvan Developments Ltd., Inc. No. 312653**

OCP Amendment/Rezoning/Development Permit/Development Variance Permit
An OCP Amendment from Suburban to Commercial. A rezoning from RA to CD, a DP to permit construction of a car wash and oil change facility and a Keg restaurant and a DVP to permit additional fascia signs.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 3238/3258 Croydon Drive, and 3257/3287 - 152 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Commercial;
- a rezoning from RA to CD;
- a Development Permit; and
- a Development Variance Permit

in order to permit the development of a car wash and oil change facility and a Keg restaurant and additional business identification fascia signs.

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

Delegation

Grant Butler, Butler Sandwick & Associates, Architects for the project, commented that the building is required to run parallel with the Right-of-Way and the setback would be the required 25 feet from 32 Avenue and 152 Street. He added that the setback from the corner is 60 feet from the property line, and would feature a great deal of landscaping. He continued that the Lube and Oil building would be setback 35 feet from the property line, and feature a 10-foot landscaping strip. He also added that there is an application for a sign variance to add one small, oval-shaped "Pennzoil" sign, to be mounted on the building. He noted that the Oil Change building would feature overhead doors, and the car wash would have ten open bays. He addressed security issues and noted that the Oil and Lube business would operate 24 hours a day, 7 days a week.

Delegation

Ken Shaeffer, Torvan Development, was in attendance and commented that the two proposed uses are interrelated from an economic point of view and that because he has invested in this property, he intends to retain these businesses. He also noted that, from an economic point of view, he requires both functions to succeed. The point was made that landscaping should be addressed to prevent any fire hazard with respect to close proximity to power lines. He noted that the Province relinquished control of the highway and passed it on to the City of Surrey and that the province's concern was regarding the on-ramp only. He noted that an extensive traffic study was undertaken by McElhanney Engineering Limited and submitted to the Engineering Department. He added that the traffic study indicated traffic movement could work with the forecast of traffic count generated from this site and from Potters Nursery next door, and had passed the test used by the Engineering Department.

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to amend the OCP by redesignating the property from Suburban to Commercial and a date for Public Hearing be set.
2. 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 this Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7902-0155-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7902-0155-00 (Appendix VII), varying the following to proceed to Public Notification:
 - (a) to permit one (1) fascia sign on the west elevation (Highway No. 99 frontage) of the proposed oil change building;
 - (b) to permit one (1) fascia sign on the west elevation (Highway No. 99 frontage) of the proposed car wash building; and
 - (c) to permit one (1) fascia sign on the northeast elevation (32 Avenue Diversion frontage) of the proposed Keg restaurant building.
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) approval from the Ministry of Transportation;
 - (d) approval from BC Hydro;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a reciprocal access agreement between the two parcels to be created;
 - (g) registration of an access easement over the shared driveway with the adjacent parcels to the south 3217/3231 - 152 Street; and
 - (h) completion of the proposed road exchange/closure for portions of Croydon Drive and 152 Street.
7. Council pass a resolution to amend the Rosemary Heights Local Area Plan to redesignate the land from Suburban 1-Acre Residential to Commercial when the project is considered for final adoption.

RES.R03-1351

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 79 Amendment By-law 2003, No. 15030" pass its
first reading.

RES.R03-1352 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 79 Amendment By-law 2003, No. 15030" pass its
second reading.

RES.R03-1353 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 79 Amendment By-law 2003,
No. 15030" be held at the City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1354 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15031" pass its first reading.

RES.R03-1355 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. 15031" pass its second reading.

RES.R03-1356 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. 15031" be held at the
City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1357 Carried

SURREY CITY CENTRE/WHALLEY

5. **7902-0379-00**
12403 Old Yale Road and 12486 - 108 Avenue
Ranjit Saraon/Ranjit and Sukhjit Saraon, Sukhbir and Sukhraj Brar and Manjit Gill
 OCP Amendment/Temporary Use Permit
OCP Amendment to declare one of the lots a Temporary Industrial Use Permit Area. Temporary Industrial Use Permit to allow for a parking facility for vehicles including trucks on both lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Use Permit application on properties located at 12403 Old Yale Road and 12486 - 108 Avenue.

The applicant is proposing:

- an OCP amendment to declare the property at 12486 - 108 Avenue a Temporary Industrial Use Permit Area; and
- a Temporary Industrial Use Permit

in order to allow the temporary parking and storage of vehicles including 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 Steele
 That:

1. Council rescind the resolution issuing Development Variance Permit No. 7998-0182-00, and instruct the City Clerk to remove the Notice of Permit registered against the property at 12403 Old Yale Road.
2. a By-law be introduced to declare the property at 12486 - 108 Avenue a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
3. Council approve Temporary Industrial Use Permit No. 7902-0379-00 (Appendix II) to proceed to Public Notification.
4. 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) 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*;
- (c) submission of adequate security to ensure the landscaping is installed; and
- (d) 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.R03-1358

Carried with Councillors Priddy and Bose against.

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 36 Amendment By-law 2003, No. 15032"
 pass its first reading.

RES.R03-1359

Carried with Councillors Priddy and 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, Text No. 36 Amendment By-law 2003, No. 15032"
 pass its second reading.

RES.R03-1360

Carried with Councillors Priddy and 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, Text No. 36 Amendment By-law
 2003, No. 15032" be held at the City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1361

Carried

6. **7902-0170-00**
13374 King George Highway
Doug Johnson/644137 B.C. Ltd.
Development Permit
To allow a used car dealership and auto loan business.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13374 King George Highway.

The applicant is proposing:

- a Development Permit

in order to permit the development of a used car dealership and auto loan business at 13374 King George Highway in Surrey City Centre.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Bose
That:

1. Council authorize staff to draft Development Permit No. 7902-0170-00 in general accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) ensure the applicant registers a Restrictive Covenant on title that prohibits the service bays to be used for major vehicle overhauls, vehicle bodywork and the painting of vehicles.

RES.R03-1362

Defeated with Councillors Tymoschuk, Steele, Priddy, Watts, Higginbotham, and the Mayor against.

RESIDENTIAL/INSTITUTIONAL**FLEETWOOD/GUILDFORD**

7. **7903-0027-00**
9381 - 160 Street
Avnash Banwait, Mainland Engineering Corporation/Palwinder Sehmbi and
Jasmeet Sehmbi
 Rezoning
From RA to RF in order to allow subdivision into approximately four (4) single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9381 - 160 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately four (4) single family lots.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of the subject site until future consolidation with the adjacent property at 9405 - 160 Street.

RES.R03-1363

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15033" pass its first reading.
 RES.R03-1364 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. 15033" pass its second reading.
 RES.R03-1365 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. 15033" be held at the
 City Hall on June 23, 2003, at 7:00 p.m.
 RES.R03-1366 Carried

**8. 7903-0011-00
 9431 - 159A Street**

June Remey

Rezoning

Rezone from RA to RF in order to allow subdivision into two (2) single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9431 - 159A Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into two (2) 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 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.R03-1367

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2003, No. 15034" pass its first reading.

RES.R03-1368

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. 15034" pass its second reading.

RES.R03-1369

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. 15034" be held at the
 City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1370

CarriedNEWTON

9. **7903-0100-00**
6725/6745 - 152 Street and 15124 - 68 Avenue
Coastland Engineering & Surveying Ltd./Balwinder Singh Jagdeo and
Rajinder Kaur Jagdeo; Westminster Credit Union; Sansar Singh Johal,
Dalbir Singh Johal and Balwinder Kaur Johal
 Rezoning
From RA to RF to permit subdivision into approximately 29 single family residential lots.

Councillor Hunt left the meeting at 5:10 p.m. due to a potential conflict of interest, as he lives in the immediate area.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6725/6745 - 152 Street and 15124 - 68 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the development of approximately 29 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 Tymoschuk
Seconded by Councillor Higginbotham
That:

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

RES.R03-1371

Carried

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15035" pass its first reading.

RES.R03-1372

Carried

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

- (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.R03-1375 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15036" pass its first reading.

RES.R03-1376 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. 15036" pass its second reading.

RES.R03-1377 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. 15036" be held at the
City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1378 Carried

SOUTH SURREY

- 11. 7902-0190-00**
3798 - 156 Street
Clarence Arychuk, Hunter Laird Engineering Ltd./Carla Rae Kalke
Development Variance Permit
Development variance permit to vary lot width.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 3798 - 156 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - vary lot width for proposed Lots 1 and 2 from 18 metres (59 ft.) to 15.7 metres (52 ft.)

in order to allow subdivision into 3 single family lots.

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

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

1. Council approve Development Variance Permit No. 7902-0190-00, varying the following, to proceed to Public Notification:
 - (a) to vary the minimum width of proposed Lots 1 and 2 from 18 metres (59 ft.) to 15.7 metres (52 ft.).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-1379

Carried

SURREY CITY CENTRE/WHALLEY

- 12. 7902-0351-00**
11251 - 132 Street
Matthew Cheng, Architect/Fraserview Terrace Ltd.
OCP Amendment/Rezoning/Development Permit/
Development Variance Permit
OCP Amendment from Commercial to Multiple Residential. Rezoning from CD to RM-30, Development Permit to permit a 48-unit townhouse project. Development Variance Permit to reduce front and side yard setbacks.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on property located at 11251 - 132 Street.

The applicant is proposing:

- an OCP amendment from Commercial to Multiple Residential;
- a rezoning from CD (By-law No. 13192) to RM-30 (By-law No. 12000);

- a Development Permit; and
- a Development Variance Permit to vary the following RM-30 Zone regulations:
 - to reduce the front yard setback from 7.5 metres (25 ft.) to 6.5 m (21 ft.); and
 - to reduce the side yard setback along a flanking street from 7.5 metres (25 ft.) to 5.2 m (17 ft.) for the corner of one building

in order to permit the development of a 48-unit townhouse project.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That:

1. a By-law be introduced to redesignate the property from Commercial to Multiple Residential and a date for Public Hearing be set.
2. 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*.
3. a By-law be introduced to rezone the property from "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13192" to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7902-0351-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7902-0351-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.); and
 - (b) to reduce the minimum side yard setback along a flanking street of the RM-30 Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the corner of one building.
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) the dedication of a 0.95 metre (3 ft.) along 132 Street for future road widening;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) submission of a revised landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (e) approval of Development Variance Permit No. 7902-0351-00.

RES.R03-1380

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 80 Amendment By-law 2003, No. 15037" pass its first reading.

RES.R03-1381

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 80 Amendment By-law 2003, No. 15037" pass its second reading.

RES.R03-1382

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 80 Amendment By-law 2003, No. 15037" be held at the City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1383

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment by-law, 2003, No. 15038" pass its first reading.

RES.R03-1384

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. 15038" pass its second reading.
 RES.R03-1385 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. 15038" be held at the
 City Hall on June 23, 2003, at 7:00 p.m.
 RES.R03-1386 Carried

13. 7902-0252-00

14270 Grosvenor Road

K.E. Concepts 2001 Ltd./Minh Phuc Truong

Development Variance Permit

To relax the minimum side yard setback on a flanking street to allow the construction of a large single family dwelling.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14270 Grosvenor Road.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum side yard (west) setback on a flanking street of the RA Zone, from 7.5 metres (25 ft.) to 4.5 metres (15 ft.)

in order to permit the development of a large single family home.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Application 7902-0252-00 be denied.
 RES.R03-1387 Carried

NEWTON

14. **7902-0392-00, 7902-0391-01, 7902-0392-02**
6311, 6279, 6225, 6219, 6197, 6187, 6177, 6165 and 6147 - 152 Street
and 6332 and 6172 - 150 Street
Lilian Arishenkoff - Polygon Development 148 Ltd./
James and May Sullivan; William Piercy; Robert and Geraldine O'Brien;
Robert Marlow; Amrik and Balwinder Bath, Sunjeev and Sukhjinder Bath,
Tarsam Bath; Surrey Cedar Ltd., Inc. No. 285111; Panorama Village Homes
Ltd., Inc. No. 647571
 NCP Amendment/Rezoning/Development Permit
Rezone from RA and IL to CD. DP to permit the construction of three townhouse projects comprised of approximately 460 townhouse units. An amendment to the South Newton NCP to Townhouses.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and a Development Permit application on properties located at 6311, 6279, 6225, 6219, 6197, 6187, 6177, 6165 and 6147 - 152 Street and 6332 and 6172 - 150 Street.

The applicant is proposing:

- an NCP amendment to redesignate portions of the subject site from Detention Pond and Single Family Residential to Townhouses (25 upa maximum), from Single Family Residential to Townhouses (15 upa maximum) and an overall redistribution of townhouse densities throughout the subject site;
- a rezoning from RA and IL to CD; and
- a Development Permit;

in order to permit the development of 3 townhouse projects comprised of approximately 460 townhouse units.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,380 square metres (14,855 sq.ft.) to 1,003 square metres (10,800 sq.ft.).
3. Council authorize staff to draft Development Permit Nos. 7902-0392-00, 7902-0392-01 and 7901-0392-02 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of 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) the applicant adequately address the impact of reduced indoor amenity space;
 - (g) registration of a shared access and maintenance agreement for indoor amenity space between the three townhouse projects;
 - (h) registration of an access easement over the internal private road connecting 62 Avenue and 62A Avenue;
 - (i) registration of a statutory right-of-way for public pedestrian passage over the internal walkway connecting 62 Avenue and Hyland Road;
 - (j) registration of a Statutory Right-of-Way over the proposed bio-filtration area and riparian setback area;
 - (k) registration of a Restrictive Covenant and associated conservation plan for the preservation of the Gillis House (6165 - 152 Street);
 - (l) applicant to provide detail designs for pedestrian walkway through the site to the Heritage Advisory Commission for review;

- (m) registration of a Restrictive Covenant to establish an approximately 5 m (16 ft.) wide landscape area along 152 Street. The Restrictive Covenant must also provide for ongoing maintenance of the landscape area; and
 - (n) registration of a Restrictive Covenant to advise property owners that existing and future industrial activities occur in the nearby area.
5. Council pass a resolution to amend the South Newton NCP to redesignate the portions of the subject site from Detention Pond, Single Family Residential and Townhouses (25 upa maximum) to Townhouses (15 upa maximum). The proposed amendment will facilitate the redistribution of Townhouse densities throughout the subject site (Appendix VII).

RES.R03-1388

Carried

It was

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

No. 12000, Amendment By-law, 2003, No. 15040" pass its first reading.

RES.R03-1389

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. 15040" pass its second reading.

RES.R03-1390

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. 15040" be held at the City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1391

CarriedSOUTH SURREY

15. **7903-0002-00**
7903-0021-00
2051, 2064, 2070 & 2090 - 152 Street
**Avenir Developments Ltd., T.J. Maager Architect/
 Ralph Gordon Stacey and Roy Sidney Stacey;**
Gold Key Automotive Ltd.
 Rezoning/Development Permit

Rezone a portion of the site from RF to CHI to permit the consolidation with the existing car dealership and to rezone the remainder of the site to CD and Development Permit to permit the construction of a 129-unit seniors congregate housing development.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 2051, 2064, 2070, and 2090 - 152 Street.

The applicant is proposing:

- a rezoning from CHI and RF to CHI and CD

in order to permit the development of a portion of the northerly site as parking/vehicle display in conjunction with an existing car dealership and to construct a 129-unit seniors' congregate multiple dwelling residential development in the remainder of the 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) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) (Blocks C and D) and a date be set for Public Hearing (Appendix VI.A).
2. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (Blocks A and B) and a date be set for Public Hearing (Appendix VI.B).
3. Council authorize staff to draft Development Permit Nos. 7902-0002-00 and 7903-0021-00 in accordance with the attached drawings (Appendices II.A and II.B).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of an acceptable tree survey for each of the development application sites and a statement regarding tree preservation;
- (d) submission of a landscaping cost estimate for each of the development application sites to the specifications and satisfaction of the City Landscape Architect; and
- (e) establishment of a Housing Agreement for senior citizen's housing with the City for Development Application No. 7903-0002-00.

RES.R03-1392

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15041" pass its first reading.

RES.R03-1393

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. 15041" pass its second reading.

RES.R03-1394

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. 15041" be held at the
 City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1395

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15042" pass its first reading.

RES.R03-1396

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. 15042" pass its second reading.

RES.R03-1397

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. 15042" be held at the
 City Hall on June 23, 2003, at 7:00 p.m.
 RES.R03-1398
 Carried

SURREY CITY CENTRE/WHALLEY

16. 7902-0089-00

14008 - 92 Avenue

**Bhupinder Litt/Sukhdev Singh Deol, Haripal Singh Pangli and
 Charanjit Kaur Litt**

Development Permit/Development Variance Permit

*Development Permit to permit a duplex and a Development Variance Permit to
 vary the definition of duplex to allow garages to connect the two units.*

The General Manager of Planning & Development submitted a report concerning
 applications for a Development Permit and a Development Variance Permit on
 property located at 14008 - 92 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law
 regulations:
 - to vary the definition of duplex to allow the dwelling units to be
 connected by a garage

in order to permit the construction of a duplex.

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. 7902-0089-00 in
 accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0089-00
 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to vary the definition of "Dwelling-Duplex" of Zoning By-law
 No. 12000 to allow the dwelling units to be connected by a garage.

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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) approval of Development Variance Permit No. 7902-0368-00.

RES.R03-1399

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Regular Council Land Use meeting

do now adjourn

RES.R03-1400

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the motion to adjourn the Regular

Council Land Use be rescinded.

RES.R03-1401

Carried**H. BY-LAWS****FINAL ADOPTIONS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14951"

7902-0394-00 - 581947 BC Ltd., c/o Steve Knoblauch, RAM Construction Inc.

CD (BL 13778) to IL (BL 12000) - Portion of 12758 - 80 Avenue - to permit the development of a two-storey light industrial building.

Approved by Council: March 3, 2003

Note: A Development Permit (7902-0394-00) on the site is to be considered for Final Approval under Item I.1(a).

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14951" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-1402 Carried

2. "Surrey Land Use Contract No. 256, Authorization By-law, 1976, No. 4977,
 Partial Discharge By-law, 2002, No. 14702"

7900-0355-00 - Nagina Property Ltd., c/o Oleg Verbenkov, Pacific Land Group

To discharge Land Use Contract No. 256 from the properties located at 13553,
 13571, 13572, 13568 and 13562 and 87B Avenue, 13570 - 88 Avenue,
 8734 Tulsy Crescent East; Portion of 87B Avenue to allow the underlying RF
 zoning to come into effect.

Approved by Council: May 13, 2002

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Land Use Contract No. 256,
 Authorization By-law, 1976, No. 4977, Partial Discharge By-law, 2002,
 No. 14702" be finally adopted, signed by the Mayor and Clerk, and sealed with
 the Corporate Seal.
 RES.R03-1403 Carried with Councillor Bose against.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002,
 No. 14703A"

7900-0355-00 - Nagina Property Ltd., c/o Oleg Verbenkov, Pacific Land Group

RF (BL 12000) to CD (BL 12000) "Block A" - Portion of
 13570 - 88 Avenue, Portion of 13572 - 87B Avenue, Portion of
 13568 - 87B Avenue, 13571 - 87B Avenue, Portion of 87B Avenue - to
 permit the development of a neighbourhood commercial centre with a gas
 station.

Approved by Council: May 13, 2002

This by-law is proceeding in conjunction with By-laws 14702 & 14703B.

Note: A Development Permit (7900-0355-00) on the site is to be considered for
 Final Approval under Item I.1(b).

- * At the July 8, 2002 Regular Council meeting, Council passed the following resolution:

"That the Planning Department prepare a corporate report to Council detailing how concerns expressed at the public hearing and subsequent correspondence forwarded to the Planning Department on application 7900-0355-00 will be addressed before tabling final adoption of the by-law."

Planning and Development advise that (reference memorandum dated May 20, 2003 in by-law back-up) at the Regular Council-Land Use meeting Council received Corporate Report L002 outlining how the various concerns that were expressed at the Public Hearing are being addressed.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14703A" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1404

Carried with Councillor Bose against.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14703B"

7900-0355-00 - Nagina Property Ltd., c/o Oleg Verbenkov, Pacific Land Group

RF (BL 12000) to C-5 (BL 12000) "Block B" - 13553 - 87B Avenue, 13562 - 87B Avenue, 8734 Tulsy Crescent East Portion of 13572 - 87B Avenue, Portion of 13570 - 88 Avenue, Portion of 13568 - 87B Avenue, Portion of 87B Avenue - to permit the development of a neighbourhood commercial centre with a gas station.

Approved by Council: May 13, 2002

This by-law is proceeding in conjunction with By-laws 14702 & 14703A.

Note: A Development Permit (7900-0355-00) on the site is to be considered for Final Approval under Item I.1(b).

- * At the July 8, 2002 Regular Council meeting, Council passed the following resolution:

"That the Planning Department prepare a corporate report to Council detailing how concerns expressed at the public hearing and subsequent correspondence forwarded to the Planning Department on application 7900-0355-00 will be addressed before tabling final adoption of the by-law."

Planning and Development advise that (reference memorandum dated May 20, 2003 in by-law back-up) at the Regular Council-Land Use meeting

Council received Corporate Report L002 outlining how the various concerns that were expressed at the Public Hearing are being addressed.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14703B" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1405

Carried with Councillor Bose against.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14874"

7902-0278-00 - Linda Davis, c/o Lisa Balsor, Ocean Park Developments

RA (BL 12000) to RH-G (BL 12000) - 3370 - 144 Street - to permit the
development of 10 single family lots with a dedication of 15% parkland.

Approved by Council: November 25, 2002

- * Planning & Development advise that (reference memorandum dated
May 23, 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.

In addition, Planning advise that in order to maintain the rural and natural
character of Semiahmoo Trail, a provision for split rail fencing along the rear of
Lots 9 and 10, adjacent the Trail, has been included in the building scheme.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14874" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1406

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14916"

7902-0322-00 - Stephen and Erika Nash, c/o Art Doyle, Jadco Consultants Inc.

RH (BL 12000) to RF (BL 12000) - 6569 Claytonhill Place - to permit
subdivision into 2 single family lots.

Approved by Council: February 3, 2003

- * Planning & Development advise that (reference memorandum dated May 22, 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 Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14916" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1407

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14839"

7902-0038-00 - Pacific Village Mall Ltd., c/o Tony and Bo Sun Oh

C-4 (BL 12000) to CD (BL 12000) - 10415 - 168 Street - to permit the development of an approximately 470 sq.m. (5,060 sq.ft.) commercial building.

Approved by Council: November 4, 2002

Note: A Development Permit (7902-0038-00) on the site is to be considered for Final Approval under Item I.1.(c).

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14839" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1408

Carried with Councillor Bose against.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14776"

7902-0136-00 - Qualico Developments (Vancouver) Inc.

RH (BL 12000) and RA (BL 12000) to RF (BL 12000) and RF-12
(BL 12000) - 5781 and 5815 - 146 Street - to permit the development of
22 single family lots and one remainder lot.

Approved by Council: July 22, 2002

Note: Planning and Development advise that (reference memorandum dated May 23, 2003 in by-law back-up) the original application proposed to subdivide the subject site into 22 lots as an existing house was proposed to remain. The applicant has now changed the proposal to demolish the existing structure in order to subdivide into 26 lots.

- * In addition, the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14776" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1409

Carried with Councillor Bose against.

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0394-00**
497897 BC Ltd. and 581947 BC Ltd.
c/o Steve Knoblauch, RAM Construction Inc.
7881 - 128 Street & 12758 -80 Avenue

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

"That Development Permit No. 7902-0394-00 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 14951, H.1 of this agenda.

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

No. 7902-0394-00 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.R03-1410

Carried(b) **Development Permit No. 7900-0355-00****Nagina Property Ltd.****c/o Oleg Verbenkov, Pacific Land Group**

13553, 13571, 13572, 13568 and 13562 - 87B Avenue;

13570 - 88 Avenue & 8734 Tulsy Crescent East

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

"That Development Permit No. 7900-0355-00 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 14703A & 14703B, Items H.3 & H.4 of this agenda.

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

No. 7900-0355-00 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.R03-1411

Carried with Councillor Bose against.(c) **Development Permit No. 7902-0038-00****Pacific Village Mall Ltd.****c/o Tony and Bo Sun Oh**

10415 - 168 Street

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

"That Development Permit No. 7902-0038-00 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 14839, Item H.7 of this agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Development Permit
No. 7902-0038-00 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.R03-1412 Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the Regular Council - Land Use
meeting do now adjourn.
RES.R03-1413 Carried

The Regular Council- Land Use meeting adjourned at 5:22 p.m.

Certified Correct:



City Clerk



Mayor