



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JUNE 9, 2003
Time: 4:18 p.m.

Present:

Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Priddy
Councillor Watts
Councillor Hunt

Absent:

Councillor Higginbotham

Councillors Entering Meeting as Indicated:

Councillor Steele
Councillor Bose

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 Engineering
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. 7900-0090-00

4947 - 192 Street

Kevin Kim/Cho Kwang Kim and Hae Sook Kim

Temporary Use Permit/ALR-Non-Farm Use

Temporary Commercial Use Permit and non-farm use approval to allow a golf driving range in the ALR on a temporary basis.

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit, and an ALR Non-Farm use on property located at 4947 - 192 Street.

The applicant is proposing:

- an OCP amendment to declare a portion of the site as a Temporary Commercial Use Permit Area;
- a Temporary Commercial Use Permit; and
- a non-farm use under Section 20(1) of the *Agricultural Land Commission Act*

in order to permit the development of a 35-tee golf driving range on a temporary basis.

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 Temporary Commercial Use Permit No. 7900-0050-00 in accordance with the attached revised drawings (Appendix IV).
2. Council authorize referral of the application to the Agricultural Land Commission.
3. Council instruct staff to resolve the issues described in the May 29, 2000 Planning Report, prior to final approval.

RES.R03-1523

Carried

FLEETWOOD/GUILDFORD

2. **7903-0120-00**
17755 Triggs Road
Allan Bose, Teal Cedar Products Ltd./Columbia River Shake & Shingle Ltd.
Development Variance Permit
To waive extension of the sanitary sewer main, road improvements along the Triggs Road frontage and installation of street lighting along 104 Avenue frontage.

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

The applicant is proposing:

- a Development Variance Permit to vary the following Subdivision and Development By-law regulations:
 - to waive extension of the sanitary sewer main and utilize a septic holding tank;
 - to waive road improvements along the Triggs Road frontage of the site; and
 - to waive installation of street lighting along 104 Avenue

in order to permit the development of an approximately 17,660-square metre (190,100 sq.ft.) small log processing building in 3 phases.

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

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

1. Council approve Development Variance Permit No. 7903-0120-00 (Appendix V), varying the following Subdivision and Development By-law No. 8830 regulations, to proceed to Public Notification:
 - (a) In Part II - General Requirements, Section 12(b), the requirement to provide sanitary sewer is waived;
 - (b) In Part V - Highway Dedication, Servicing and Construction Standards, Section 24(a), the requirement to provide curb and gutter, sidewalk and street lighting along the Triggs Road frontage is waived; and
 - (c) In Part V - Highway Dedication, Servicing and Construction Standards, Section 24(a), the requirement to provide street lighting along the 104 Avenue frontage is waived.

RES.R03-1524

Carried

Councillors Steele and Bose entered the meeting at 4:04 p.m.

SOUTH SURREY

3. **7903-0136-00**
17565 - 2 Avenue
Gerry Blonski Architect/565168 B.C. Ltd. (Inc. No. 565168), 444783 B.C. Ltd. (Inc. No. 444783), 444790 B.C. Ltd. (Inc. No. 444790), 559849 B.C. Ltd. (Inc. No. 559849), 564192 B.C. Ltd. (Inc. No. 564192 and 564194 B.C. Ltd. (Inc. No. 564194)
Rezoning/Development Permit
From CD (By-law No. 13488) to CD and a Development Permit to permit the construction of Phase I (a banquet facility, restaurant, pub and retail) of a commercial mixed use development.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 17565 - 2 Avenue.

The applicant is proposing:

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

in order to permit the development of a phased project containing a banquet hall, retail stores, a restaurant/pub and a hotel.

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

Delegation

The applicant outlined the proposal and presented renderings of the project. He noted the property was acquired in June 1998, rezoned to Comprehensive Development in November 29, 1999, development permit was approved July 6, 2000, and that it took over 2 years to acquire government property along 176 Street, the key reason for delay in development. He continued that provisional approval was given in November 2002, subject to working with the city and neighbours to address concerns raised. He noted that city staff advised to reapply for rezoning and that changes had been made in accordance to suggestions by the Advisory Design Panel. He added that the new application allows for 43,000 sq. ft. retail and office, restaurant and pub space, 27,000 sq. ft. banquet center facilities, and a 70 room hotel of 45,000 sq. ft.

He continued that the value of Phase 1 development is \$11.0 million and the value of the total development would be \$25 million. He added that project financing had been in place since June 2002, that the developer had spent approximately \$1 million for development progress to date, and an \$80,000 franchise fee paid to Holiday Inn. He also noted that the developer has complied with suggestions raised by the Planning & Development Department to keep the "Gateway Image" design. He noted that the proposed development would be a catalyst for other future quality development in the area. He also added that the developer would continue to cooperate with the City of Surrey for any minor changes that are required and that public information meetings would be scheduled.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Application 7903-0136-00 be referred

to the Planning & Development Department for the applicant to work with the area residents and staff.

RES.R03-1525

Carried with Councillors Bose, Priddy and Villeneuve against.

SURREY CITY CENTRE/WHALLEY**4. 7903-0092-00****12745 - 116 Avenue****Charan Pohar/Mill and Timber Products Ltd.**

Development Permit/Development Variance Permit

DP to permit the replacement of a lumber sorter building. DVP to relax the requirement of a continuous landscaping strip along 3 street frontages and to allow outdoor storage of lumber between the front of the principal building and 126A Street.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 12745 - 116 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following IL Zone regulations:
 - to relax the requirement of a continuous landscaping strip of not less than 1.5 metres (5 ft.) in width along the developed sides of the lot which abut 116 Avenue, 126A Street and 128 Street; and
 - to allow outdoor storage of any goods, materials or supplies between the front of the principal building and 126A Street

in order to permit the replacement of a lumber sorter 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. 7903-0092-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0092-00 (Appendix IV) , varying the following, to proceed to Public Notification:
 - (a) to relax the requirement of the Light Impact Industrial Zone to provide a continuous landscaping strip of not less than 1.5 metres (5 ft.) in width along the developed sides of the lot which abut 116 Avenue, 126A Street and 128 Street; and
 - (b) to vary the requirement in the Light Impact Industrial Zone to allow outdoor storage of any goods, materials or supplies between the front of the principal building and 126A Street.

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 cash-in-lieu for boulevard tree planting along 116 Avenue frontage of the site to the satisfaction of the General Manager, Engineering;
 - (c) registration of an access and parking easement with a Section 219 Restrictive Covenant between the application site and the lot to the south (Lot 100 Plan 56894) to allow for vehicle parking for the application site; and
 - (d) issuance of Development Variance Permit No. 7903-0092-00.

RES.R03-1526

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

5. **7903-0003-00**
18582 - 68 Avenue
Holden Yip/William Lee and Huan Ci Zhuo
 Rezoning
From RA to CD to allow subdivision into approximately 69 small urban lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 18582 - 68 Avenue.

The applicant is proposing:

- a rezoning from RA to CD

in order to allow subdivision into approximately 69 small urban 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 "Comprehensive Development Zone

(CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix II).

2. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) successful conveyance of the designated portion of the site to the City for parks purposes; and
- (e) Council approval of the proposed road exchange.

RES.R03-1527

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15044" pass its first reading.

RES.R03-1528

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. 15044" pass its second reading.

RES.R03-1529

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. 15044" be held at the
City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1530

Carried

FLEETWOOD/GUILDFORD

6. **7902-0296-00**
10900/10884 - 156 Street
Richard Brooks, H.Y. Engineering Ltd./Jeng Li-Chu Chen, Huei-Hsing Huang and Su-Hwi Cheng Huang, Yu Chan Chen and Mei-Feng Wu
Rezoning
From RA to RF to allow subdivision into approximately 13 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 10900/10884 - 156 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 13 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 Tymoschuk
Seconded by Councillor Steele
That:

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

RES.R03-1531

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.R03-1535

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15046" pass its first reading.

RES.R03-1536

Carried

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

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15046" pass its second reading.

RES.R03-1537

Carried

It was then

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15046" be held at the
 City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1538

Carried

8. **6993-0205-01**
16676 - 84 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd./635160 B.C. Ltd.,
Inc. No. 635160
 Development Variance Permit
*To relax the minimum site area requirement of the RF-G Zone to allow
 subdivision into eight (8) single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 16676 - 84 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum site area requirement of the RF-G Zone from 1 hectare (2.5 acres) to 0.63 hectare (1.55 acres)

in order to allow completion of the associated rezoning and subdivision into eight (8) 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. 6993-0205-01 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum site area requirement of the RF-G Zone from 1 hectare (2.5 acres) to 0.63 hectare (1.55 acres).

RES.R03-1539

Carried

SOUTH SURREY

9. **7903-0017-00**
15343/53/61/69/77/87 - 17A Avenue; 1793 - 154 Street;
15368/72/78 - 18 Avenue; and Portion of Lane Proposed to be Closed
Steve Barker (Genex Development Corp.)/636717 B.C. Ltd.;
Sandra Marie Carpenter
 Rezoning/Development Permit
Rezone from RF to CD. Development Permit to permit the construction of two multiple-residential buildings (89 units) with underground parking.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 15343/53/61/69/77/87 - 17A Avenue; 1793 - 154 Street; 15368/72/78 - 18 Avenue; and Portion of Lane Proposed to be Closed.

The applicant is proposing:

- a rezoning from RF to CD

in order to permit the development of 89 dwelling units in 2 four-storey-with-underground parking buildings.

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

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

1. a By-law be introduced to rezone a portion of the lane and the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0017-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of 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) the applicant adequately address the impact of reduced indoor amenity space; and
 - (f) completion of a road exchange incorporating the lane between 17A and 18 Avenues proposed to be closed and consolidated with the site.

RES.R03-1540

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15047" pass its first reading.

RES.R03-1541

Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15047" pass its second reading.
 RES.R03-1542 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15047" be held at the
 City Hall on June 23, 2003, at 7:00 p.m.
 RES.R03-1543 Carried

- 10. 7902-0365-00**
3350 - 140 Street
Michael Helle, c/o Coastland Engineering & Surveying Ltd.
Progressive Construction Ltd.
 Rezoning
From RA to CD to permit the development of 5 suburban single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 3350 -140 Street.

The applicant is proposing:

- a rezoning from RA to CD;

in order to allow subdivision into 5 suburban 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 Tymoschuk
 Seconded by Councillor Steele
 That:

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

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) ensure the applicant addresses the requirement of cash-in-lieu of parkland to achieve the overall 15% open space equivalent requirement.
3. Council pass a resolution to amend Central Semiahmoo Peninsula Local Area Plan to redesignate the subject site from One Acre to Half-Acre Gross Density when the project is considered for final adoption.

RES.R03-1544

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15048" pass its first reading.

RES.R03-1545

Carried

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

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15048" pass its second reading.

RES.R03-1546

Carried

It was then

Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15048" be held at the
 City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1547

Carried

11. **7902-0208-00**
3240 - 164 Street
Michael Sanderson and Eric Aderneck/George and Christine McAbney
 Rezoning/Development Permit
*Rezone from A-1 to CD and RH. Development Permit to permit a landscape
 buffer along the ALR.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 3240 - 164 Street.

The applicant is proposing:

- a rezoning from A-1 to CD and RH; and
- a Development Permit

in order to allow a subdivision into 5 lots and 1 remnant lot.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That:

1. a By-law be introduced to rezone Block B of the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix XI).
2. a By-law be introduced to rezone Block A of the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing (Appendix XI).
3. Council authorize staff to draft Development Permit No. 7902-0208-00 in accordance with the attached drawings (Appendix IX).
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) input from Senior Government Environmental Agencies;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant to ensure that property owners are advised about agricultural practices in the area; and

(g) registration of a Section 219 Restrictive Covenant to ensure no disturbance of a landscape buffer area along the ALR boundary.

5. Council pass a resolution to amend the Rosemary Heights Local Area Plan to redesignate the western portion of the land from Suburban One-Acre Residential to Suburban Half-Acre Residential when the project is considered for final adoption.

RES.R03-1548 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15049A" pass its first reading.

RES.R03-1549 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 Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15049A" pass its second reading.

RES.R03-1550 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15049A" be held at the
City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1551 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15049B" pass its first reading.

RES.R03-1552 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 Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15049B" pass its second reading.

RES.R03-1553 Carried with Councillor Bose against.

It was then
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15049B" be held at the
City Hall on June 23, 2003, at 7:00 p.m.
RES.R03-1554

Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
Carried

SURREY CITY CENTRE/WHALLEY

12. 7902-0295-00

13909/19 - 102 Avenue

Matthew Cheng/646902 B.C. Ltd.

Rezoning/Development Permit/Development Variance Permit

Rezoned from RF to RM-30 and Development Permit to permit the construction of 35 townhouse units. Development Variance Permit to vary front, rear and side yard setbacks.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and permits for a Development Permit and a Development Variance Permit on properties located at 13909/19 - 102 Avenue.

The applicant is proposing:

- a rezoning from RF to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following RM-30 Zone regulations:
 - the minimum front yard setback be reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - the minimum rear yard setback for Building E at the north end of the site be reduced from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
 - the minimum rear yard setback for Building B be reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - the minimum western side yard setback for Building B be reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for the building and 3.8 metres (12 ft.) for balconies; and
 - the minimum eastern side yard setback for Building A be reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the building and 4.8 metres (15 ft.) for balconies

in order to permit the development of 35 townhouse units 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 Watts
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7902-0295-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7902-0295-00, varying the following, to proceed to Public Notification:
 - (a) the minimum front yard setback of the "Multiple Residential 30 Zone (RM-30)" reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - (b) the minimum rear yard setback of the "Multiple Residential 30 Zone (RM-30)" be reduced from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) for Building E at the north end of the site;
 - (c) the minimum rear yard setback of the "Multiple Residential 30 Zone (RM-30)" be reduced from 7.5 metres (25 ft.) to 3.0 metres (16 ft.) for Building B;
 - (d) the minimum western side yard setback of the "Multiple Residential 30 Zone (RM-30)" be reduced for Building B from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for the building and 3.8 metres (12 ft.) for balconies; and
 - (e) the minimum eastern side yard setback of the "Multiple Residential 30 Zone (RM-30)" be reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the building and 4.8 metres (15 ft.) for balconies.
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) dedication of a 0.942 metre (3-foot) strip of land along 102 Avenue for future road widening;
- (c) registration of a 1.0 m wide (3-foot) right-of-way along the 102 Avenue frontage of the site for future sidewalk widening;
- (d) submission of a consolidation plan to the satisfaction of the Approving Officer;
- (e) submission of an acceptable tree survey and a statement regarding tree preservation;
- (f) submission of a revised landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (g) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space; and
- (h) approval of Development Variance Permit No. 7902-0295-00.

RES.R03-1555

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. 15050" pass its first reading.

RES.R03-1556

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. 15050" pass its second reading.

RES.R03-1557

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. 15050" be held at the City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1558

Carried

13. 7902-0382-00**12525 - 93 Avenue****Resham Gosal/Resham Singh Gosal and Kewal Singh Bahia**

Development Variance Permit

Development Variance Permit to reduce the rear yard setback to permit construction of a single family dwelling and retain subdivision potential.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12525 - 93 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulation:
- to relax the minimum rear yard setback in the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.)

in order to permit the development of a single family dwelling and retain subdivision potential.

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

Delegation

The applicant was in attendance and commented he had applied for a permit and that the previous house has been demolished. He noted that Planning & Development staff had advised that there would be a setback problem and that he would have to apply for a development variance permit. He added that the development application is a basement entry style house, that he had paid the application fees, and that it is too late to change the plan.

It was

Moved by Councillor Bose

Seconded by Councillor Hunt

That Application 7902-0382-00 be denied.

Carried with Councillor Villeneuve against.

RES.R03-1559

COMMERCIAL/INDUSTRIAL/AGRICULTURAL (Cont'd.)**CLOVERDALE/CLAYTON****14. 7903-0173-00****A Portion of 5434 - 164 Street**

Greater Vancouver Regional District/Hardev Singh, Kiranjeet Kaur and Jagir Kaur Bal

Development Variance Permit/ALR - Non-Farm Use

Development Variance Permit to relax the side yard setback on a flanking street for a portion of the site and non-farm use in the ALR.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit, and a ALR - Non Farm Use application on property located at a portion of 5434 - 164 Street.

The applicant is proposing:

- a non-farm use in the ALR under Section 20(3) of the *ALC Act*;
- a subdivision within the ALR under Section 21(2) of the *ALC Act*; and
- a Development Variance Permit to vary the following regulation of the A-1 Zone:
 - to reduce the minimum side yard setback on a flanking street (164 Street) from 12 metres (40 ft.) to 9 metres (30 ft.)

in order to permit the development of a sanitary sewer overflow storage facility on the northern portion of the lot.

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

Delegation

The applicant was in attendance and commented that the purpose of the installation of the storage facility was to eliminate sanitary sewer overflow incidents and that the overflow would be diverted to the proposed storage tank. He commented on tank capacity and siting on the property. He noted that the actual internal size of the tank would be 4,500 meters and that the siting of the facility would leave 7 to 8 meters on either side of the property. He continued that the purpose for using a large area, was to situate the tank as far away from the pump station as possible.

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. Council approve Development Variance Permit No. 7903-0173-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback on a flanking street (164 Street) of the A-1 Zone from 12 metres (40 ft.) to 9 metres (30 ft.).
2. Council authorize referral of the application to the Agricultural Land Commission.

RES.R03-1560

Carried

15. **7902-0086-00**
5940 176 Street
David Eaton, Coast Architectural Group/Rodeo Motor Inn Ltd.
 OCP Amendment/Rezoning/Development Permit
OCP redesignation from Multiple Residential to Town Centre. Rezoning from RF to CD and DP to permit the development of a mixed-use multiple residential/commercial development.

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 property located at 5940 - 176 Street.

The applicant is proposing:

- an OCP amendment from Multiple Residential to Town Centre;
- a rezoning from R-F (By-law No. 5942) to CD (By-law No. 12000); and
- a Development Permit

in order to permit the development of a mixed-used multiple residential/commercial development in Cloverdale Town Centre.

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

Delegation

The applicant was in attendance and provided renderings for viewing.

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to redesignate the property from Multiple Residential to Town Centre 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 "Family Residential Zone (R-F)" (By-law No. 5942) 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. 7902-0086-00 generally in accordance with the attached drawings (Appendix II), subject

to possible redesign following the completion of the design for the widening of Highway No. 15.

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) ensure all requirements and issues with respect to the proposed widening of Highway No. 15, which may include road dedication, are addressed to the satisfaction of the Ministry of Transportation;
 - (c) ensure that, contingent on the design for the widening of Highway No. 15, all issues related to relocation and redesign of proposed buildings, landscape plan amendments and the provision of rights-of-way for boulevards, sidewalks and services, be addressed to the satisfaction of the Planning & Development Department;
 - (d) registration of a 1.0 m (3 ft.) wide right-of-way for public passage along the 176A Street frontage of the site, to accommodate wider sidewalks;
 - (e) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (g) demolition of all existing buildings and structures.

RES.R03-1561

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 81 Amendment By-law 2003, No. 15051" pass its first reading.

RES.R03-1562

Carried

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

- It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 81 Amendment By-law 2003, No. 15051" pass its
second reading.
RES.R03-1563 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 81 Amendment By-law 2003,
No. 15051" be held at the City Hall on June 23, 2003, at 7:00 p.m.
RES.R03-1564 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15052" pass its first reading.
RES.R03-1565 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15052" pass its second reading.
RES.R03-1566 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15052" be held at the
City Hall on June 23, 2003, at 7:00 p.m.
RES.R03-1567 Carried

SOUTH SURREY

16. **7903-0170-00**
2990, 3002 and 3010 - 152 Street
Gerry Olma/South Point Annex (3) Ltd., Inc. No. 655651, South Point Annex
(2) Ltd., Inc. No. 655650
Development Permit Amendment/Development Variance Permit
Amendment to Development Permit No. 7902-0074-00 to permit the development
of 3 commercial buildings. Development Variance Permit to vary setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 2990, 3002 and 3010 - 152 Street.

The applicant is proposing:

- a Development Permit Amendment;
- a Development Variance Permit to vary the following by-law regulations:
 - to vary Building D's (2990 - 152 Street) minimum rear (north) yard setback from 7.5 m (25 ft.) to 6 m (20 ft.);
 - to vary Building B's (3010 - 152 Street) minimum side (north) yard setback from 7.5 metres (25 ft.) to 1.2 m (4 ft.); and
 - to vary Building B's (3010 - 152 Street) minimum front (152 Street) yard setback from 5.5 m (18 ft.) to 3 m (10 ft.)

in order to permit the development of Buildings B, C and D in a commercial development.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council approve the attached Development Permit No. 7903-0170-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit;
2. Council approve Development Variance Permit No. 7903-0170-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce Building D's (2990 - 152 Street) minimum rear (north) yard setback of the CD Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.);
 - (b) to reduce Building B's (3010 - 152 Street) minimum northern side yard setback of the CD Zone from 7.5 metres (25 ft.) to 1.2 metres (4 ft.); and
 - (c) to reduce Building B's (3010 - 152 Street) minimum front (152 Street) yard setback of the CD Zone from 5.5 metres (18 ft.) to 3 metres (10 ft.).

RES.R03-1568

Carried

RESIDENTIAL/INSTITUTIONAL (Cont'd.)CLOVERDALE/CLAYTON

17. 7902-0384-00

16717, 16737 & 16749 - 60 Avenue, 6071 - 168 Street

Tom Morton, Palladium Group/Gurvingr Singh; James Barton Douglas & Nancy Margaret Douglas; John Gordon Glover & Alice Elizabeth Glover; Michael F. Coffey and Imelda Coffey

Rezoning/Development Permit/Development Variance Permit
NCP Amendment

Rezone from RA to RM-30. DP and NCP Amendment to permit development of approximately 95 townhouse units on two lots. Development Variance Permit to reduce setbacks.

Councillor Bose rose on a Point of Order to request staff provide clearer drawings in future.

Councillor Bose left the meeting at 5:07 p.m. due to a potential conflict of interest as his family has property holdings in the area.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit, and a rezoning application on properties located at 16717, 16737 & 16749 – 60 Avenue, 6071 – 168 Street .

The applicant is proposing:

- a rezoning from RA to RM-30;
- an NCP amendment from Townhouse (15 units per acre) to Townhouse (30 units per acre);
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - sideyard setbacks of the RM-30 Zone

in order to permit the development of a 95-unit townhouse development.

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 "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7902-0384-00 in accordance with the attached drawings (Appendix II).
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council approve Development Variance Permit No. 7902-0384-00 (Appendix VI), varying the following, to proceed to Public Notification:

North Property:

- (a) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) from the west property line for the Telus "walk-in closet";
- (b) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) from the north property line for the Telus "walk-in closet";
- (c) To reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) from the fourth riser to the north property line;
- (d) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) from the porch to the northeast property line;
- (e) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) from the south property line;
- (f) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) from the west property line;
- (g) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (16 ft.) from the porch to the east property line;

South Property:

- (h) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) from the building face to the west property line;
- (i) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) from the porch and fourth riser to the south property line;

- (j) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) from the building face to the east property line; and
 - (k) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) from the building face to the north property line.
5. Council instruct staff to resolve the following issue prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (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;
 - (e) confirmation by staff of the Parks, Recreation & Culture Department regarding the proposed grading from the west perimeter of the site into the future greenway;
 - (f) 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;
 - (g) registration of a reciprocal access agreement between the two proposed townhouse lots and the future development site to the east;
 - (h) resolution of the proposed reciprocal access with the new future townhouse development application immediately to the east;
 - (i) removal of the four existing houses; and
 - (j) approval of Development Variance Permit No. 7902-0384-00.

Council pass a resolution to amend the West Cloverdale North NCP to redesignate the land from Townhouse (up to 15 upa) to Townhouses (up to 30 upa) when the project is considered for final adoption.

RES.R03-1569

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15053" pass its first reading.
 RES.R03-1570 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. 15053" pass its second reading.
 RES.R03-1571 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. 15053" be held at the
 City Hall on July 21, 2003, at 7:00 p.m.
 RES.R03-1572 Carried

Councillor Bose returned to the meeting at 5:09 p.m.

18. 7902-0304-00

6700 - 186 Street and Portion of 6614 - 186 Street

Carson Noffle & Focus Architecture/423108 B.C. Ltd. and City of Surrey
 Rezoning/Development Permit/Development Variance Permit/NCP Amendment
Rezone from P-D, RS (By-law No. 5942) & RA (By-law No. 12000) to RM-30 and
RA. DP & NCP Amendment to allow development of approximately
198 townhouse units. DVP to allow reduced building setbacks and two visitor
parking stalls within the setback area.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, applications for a Development Permit and a Development Variance Permit, and an application to amend the NCP on properties located at 6700 - 186 Street and Portion of 6614 - 186 Street.

The applicant is proposing:

- a rezoning of a portion of the site from P-D, RS (By-law No. 5942) and RA (By-law No. 12000) to RM-30 and a portion of the site from P-D (By-law No. 5942) to RA;
- an NCP amendment from Townhouse/Cluster (8 - 15 units/acre) to Townhouse (30 units/acre);
- a Development Variance Permit to vary the following Zoning By-law regulations;

- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) from projecting columns to the north property line;
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) from projecting columns to the southwest property line;
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) from projecting columns to the south property line;
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) from projecting columns to the southeast property line; and
- to vary the RM-30 Zone to allow two visitor parking stalls in the northwest corner of the site to be located within the required setback.

in order to permit the development of approximately 198 townhouse units and a portion of a park 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 site, including Block B, as shown in the Survey Plan (Appendix I) from "Drive-In Theatre Zone (P-D)" (By-law No. 5942), "Suburban Residential Zone (RS)" (By-law No. 5942) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a portion of the site as shown as Block A and C in the Survey Plan (Appendix I) from "Drive-In Theatre Zone (P-D)" (By-law No. 5942) to "One-Acre Residential Zone (RA)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0304-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7902-0304-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) from projecting columns to the north property line;
 - (b) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) from projecting columns to the southwest property line;

- (c) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) from projecting columns to the south property line;
 - (d) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) from projecting columns to the southeast property line; and
 - (e) to vary the RM-30 Zone to allow two visitor parking stalls in the northwest corner of the site to be located within the required setback.
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) removal of all existing buildings and structures;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a revised landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) 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;
 - (g) registration of a public right-of-way along the eastern portion of the application site from the proposed shopping centre to the north and connecting with 66 Avenue to the south, in order to provide an alternate access for vehicular traffic to and from the proposed shopping centre to the north of the application site;
 - (h) registration of a right-of-way, approximately 10 metres (33 ft.) in width, for public rights-of-passage along the north-south walkway through the centre of the site; and
 - (i) approval of Development Variance Permit No. 7902-0304-00.

5. Council pass a resolution to amend the North Cloverdale East NCP to redesignate the land from Townhouse/Cluster (8-15 units/acre) to Townhouse (30 units/acre) when the project is considered for final adoption (Appendix VII).

RES.R03-1573

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15054" pass its first reading.

RES.R03-1574

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. 15054" pass its second reading.

RES.R03-1575

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. 15054" be held at the
 City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1576

Carried**NEWTON****19. 7903-0079-00****7398 - 124 Street and Portion of 7378 - 124 Street****Ekam Development Ltd. (Jagdip Sivia and Mike Weir)/Dorothy Joyce Hunt and Maurice Robert Taylor, The Corporation of the District of Surrey****Rezoning***Rezone from RA to RF-12 for the development of 29 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 7398 - 124 Street and portion of 7378 - 124 Street.

The applicant is proposing:

- a rezoning from RA to RF-12;

in order to allow subdivision into 29 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 and a portion of the right-of-way 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.
 - (d) acquisition of a portion of the right-of-way, as shown in Appendix VIII
3. Council pass a resolution to amend the Newton Local Area Plan to redesignate the subject parcel from Suburban Residential to Single Family Small Lots before final adoption of the Rezoning By-law.

RES.R03-1577

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15055" pass its first reading.

RES.R03-1578

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. 15055" pass its second reading.

RES.R03-1579

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. 15055" be held at the City Hall on June 23, 2003, at 7:00 p.m.

RES.R03-1580

Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of June 9, 2003 were considered and dealt with as follows:

Item No. L007 Grandview Heights/Highway 99 Corridor Status Report
File: 6520-20 (Grandview/Hwy 99)

The General Manager, Planning & Development submitted a report to provide Council with a synopsis of input received from the public in relation to the Grandview Heights/Highway 99 Corridor Plan (the "Plan") as a result of the Public Open House held on April 24, 2003. This report also seeks Council authorization to expand the public consultation component of the Plan preparation process.

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

It was

Moved by Councillor Watts

Seconded by Councillor Hunt

That Council:

1. Receive this report as information; and
2. Authorize staff to undertake additional public consultation, as documented in this report.

RES.R03-1581

Carried

Item No. L008 Campbell Heights Local Area Plan Amendments -
Status Report
File: 6520-20 (Campbell Heights)

The General Manager of Planning & Development submitted a report providing Council with an overview of the work, to date, on proposed amendments to the Campbell Heights Local Area Plan to include an allowance for a portion of the land in the Campbell Heights area to be used for "high-end" light impact industrial uses. These amendments are being undertaken in consideration of the Memorandum of Understanding between the City of Surrey and The Campbell Heights Group that was approved by Council in July 2002.

The General Manager, Planning & Development, was recommending approval of the recommendations outlined in his report.

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

1. Receive this report as information;
2. Endorse, in principle, the proposed Business Park 1 (IB-1) and Business Park 2 (IB-2) Zones for the Campbell Heights Group lands;
3. Endorse, in principle, the Campbell Heights design review process as described in this report; and
4. Authorize staff to proceed to a Public Information Meeting/Open House to present information to and receive input from, the public on the proposed amendments to the Campbell Heights Local Area Plan.

RES.R03-1582

Carried with Councillor Bose against.

Item No. L009 By-law Amendments to Permit Farm-Based Wineries & Ancillary Use on A-1 and A-2 Zoned Sites Within the Agricultural Land Reserve
File: 3900-20-12000; 3900-20-13656; 3900-20-13680; 6880-75

The General Manager, Planning & Development submitted a report to seek Council approval for amendments to City by-laws to facilitate the establishment of Farm-Based Winery and Ancillary Uses on A-1 and A-2 Zoned sites within the Agricultural Land Reserve (the "ALR").

The General Manager, Planning & Development, was recommending approval of the recommendations outlined in his report.

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

1. Receive this report as information;
2. Approve amendments to:
 - (a) Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law"), as documented in Appendix I,

- (b) Surrey Sign By-law, 1999, No. 13656 (the "Sign By-law"), as documented in Appendix II, and
- 3. Instruct the City Clerk to bring forward the amendment by-laws for the required readings and to set a date for the related Public Hearing; and
- 4. Instruct staff to bring forward the corresponding amendments to the Business License By-law, 1999, No. 13680 (the "Business License By-law") for Council's consideration.

RES.R03-1583

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, 2002, No. 14798"

7901-0202-00 - Jagdish and Kamaljit Gill, c/o Richard Brooks

RA (BL 12000) to CD (BL 12000) - 8156 - 156 Street - to allow subdivision into two (2) single family residential lots and to retain the existing home on one proposed lot.

Approved by Council: September 3, 2002

- * Planning & Development advise that (reference memorandum dated May 26, 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. 14798" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1584

Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 34
Amendment By-law, 2003, No. 14976"

3900-20-14976/6440-01 - Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is hereby further amended in Part 6 - Permits and Procedures by amending Section 6.3, Development Permit Areas and Guidelines - General Exemptions; and in Schedule B Temporary Use Permit Areas by amending Temporary Industrial Use Permit Area No. 10 Temporary Truck Parking Facilities.

These amendments are required to exempt the requirement for a Development Permit for applications for subdivision in Industrial, Commercial and Multiple Family Development Permit areas; and to prohibit the parking or storage of vehicles containing Dangerous Goods on temporary truck parking lots.

Approved by Council: April 7, 2003
Corporate Report Item C009

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 34 Amendment By-law, 2003, No. 14976" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R03-1585

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14795"

7902-0098-00 - Narinder Mann, Ajaib and Sarjit Ghuman,
c/o Coastland Engineering & Surveying Ltd.

Councillor Bose left the meeting at 5:51 p.m. due to a potential conflict of interest as his family has property holdings in the area.

A-1 (BL 12000) to RF (BL 12000) – 16690 – 64 Avenue - to permit
subdivision into approximately 12 single family lots.

Approved by Council: September 3, 2002

- * Planning & Development advise that (reference memorandum dated May 29, 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 Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14795" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1586

Carried

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

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12835, Amendment By-law, 2003, No. 15009"

7903-0062-00 - Langley Hospitality Inc., c/o e-Atelier Architecture Inc.

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12835" as follows:

- (a) Section 2.B.3 by inserting (b) as follows:
- (b) *Retail store* limited to a liquor store provided it is accessory to the *neighbourhood pub*;
- (b) Sub-section 2.F(1)(a) is replaced with the following:
- Front Yard - 6.2 metres
- (c) Sub-section 2.F(1)(c) is replaced with the following:
- Side Yard (east) - 5.9 metres

These amendments are necessary to permit an accessory licensed retail store and additions to the existing neighbourhood pub building located at 19580 - 56 Avenue.

Approved by Council: May 5, 2003

Note: A Development Permit (7903-0062-00) on the site is to be considered for Final Approval under Item I.1(a).

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1996, No. 12835, Amendment By-law, 2003,
No. 15009" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R03-1587

Carried with Councillor Hunt against.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14721"

7901-0334-00 - Bridgeman Construction Ltd., c/o Clarence Arychuk,
Hunter Laird Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 5874 - 120 Street - to permit the
development of approximately 19 single family lots.

Approved by Council: May 28, 2002

* Planning & Development advise that (reference memorandum dated June 5, 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, at the June 17, 2002 Regular Council-Public Hearing, Council passed the following resolution:

"That staff address the issue of access to 59A Avenue, and that it become emergency use only."

Planning advised that to prevent vehicles from using 59A Avenue as a short cut from Highway 10 to 120 Street, the Engineering Department, upon consultation and approval by the Ministry of Transportation and Fire Department, has issued a City Road and right-of-way Permit to formalize the use of 59A Avenue access from the existing townhouse site (Lakebridge) as an emergency access only. The townhouse development is given the discretion to enforce the closure of this gate.

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14721" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-1588 Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 52 Amendment
 By-law, 2001, No. 14509"

7999-0102-00 - 559006 BC Ltd. and 606200 BC Ltd., c/o Suki Sanghe

To authorize the redesignation of the properties as follows:

From Suburban (SUB) to Urban (URB):

Portion of 5676 - 152 Street, Portion of 15369 Highway #10=56 Avenue,
 15395 - Highway #10=56 Avenue, and a Portion of 15303 Highway
 #10=56 Avenue.

From Suburban (SUB) to Commercial (COM):

Portion of 5676 - 152 Street, 5646 - 152 Street, Portion of 5620 - 152 Street,
 Portion of 15303 - Highway #10=56 Avenue, 15355 Highway #10=56 Avenue
 and a Portion of 15369 Highway #10=56 Avenue.

Approved by Council: September 4, 2001

This by-law is proceeding in conjunction with By-law 14510.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 52 Amendment By-law, 2001, No. 14509" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.
 RES.R03-1589 Carried with Councillor Bose against.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14510"

7999-0102-00 - 559006 BC Ltd. and 606200 BC Ltd., c/o Suki Sanghe

RA (BL 12000) to CD (BL 12000) - 15355 Highway #10=56 Avenue,
 5646 - 152 Street, 15369 Highway #10=56 Avenue, 15395 Highway
 #10=56 Avenue, Portion of 15303 Highway #10=56 Avenue, and Portion
 of 5620 - 152 Street.

A-1 (BL 12000) to CD (BL 12000) - 5676 - 152 Street

To permit the development of a commercial-residential project consisting of a 7,618 sq.m. (82,000 sq.ft.) commercial centre and single family dwellings and duplexes developed in accordance with a comprehensive design.

Approved by Council: September 4, 2001

This by-law is proceeding in conjunction with By-law 14509.

Note: A Development Permit (7999-0102-00) on the site is to be considered for Final Approval under Item I.1(b).

Note: The Public Hearing on this application was held on September 18, 2001. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- * Planning and Development advise that (reference memorandum dated June 5, 2003 in By-law back-up) in granting third reading of By-law 14510, Council approved the following resolution:

"(f) registration of a restrictive covenant to protect and preserve a 6.0 metre (20 ft.) tree preservation buffer along the easterly (single family) portion of the site and provision of a satisfactory solution to ensure that the said buffer will be maintained."

The developer's solution to ensure that the said buffer will be maintained is to transfer ownership of the 6.0 metre buffer strip to the single family properties abutting this buffer strip. In order to facilitate this solution, Council is requested to rescind third reading of By-law 14510, amend the By-law by replacing Section 2.K.2. as shown below, and approve third reading, as amended. As this amendment does not affect use or density, another Public Hearing is not required.

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council rescind Resolution R01-2194
of the September 18, 2001 Regular Council-Public Hearing Minutes passing
Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,
2001, No. 14510".

RES.R03-1590

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council to amend "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14510" by replacing
 Section 2.K.2 with the following:

"2. Block B

Lots created through subdivision in the Block shall conform to the following
 minimum standards:

(a)	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
	2,000 sq. m [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

excluding the area outlined in bold on the Subdivision Plan attached as
 Schedule C.

(b) The area outlined in bold totalling 1,118 square metres on the Subdivision
 Plan attached as Schedule C or the smaller portion thereof which together
 total 1,118 square metres."

RES.R03-1591 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14510" pass its third reading, as
 amended.

RES.R03-1592 Carried

- * In addition, Planning & Development advise that it is now in order for Council to
 pass a resolution amending the Newton Local Area Plan to redesignate the site
 from Suburban Residential ½ Acre to Retail Commercial and Urban Residential.
- * Council is requested to pass a resolution amending the Newton Local Area Plan to
 redesignate the site from Suburban Residential ½ Acre to Retail Commercial and
 Urban Residential.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council amend the Newton Local Area
 Plan to redesignate the site from Suburban Residential ½ Acre to Retail
 Commercial and Urban Residential.

RES.R03-1593 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14510" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-1594 Carried

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 53 Amendment
 By-law, 2001, No. 14511"

7900-0297-00 - 533618 BC Ltd. and 635084 BC Ltd., c/o Clarence Arychuk,
 Hunter Laird Engineering Ltd.

To authorize the redesignation of the properties located at 5706 - 152 Street and
 5722 - 152 Street from Suburban (SUB) to Urban (URB).

Approved by Council: September 4, 2001

This by-law is proceeding in conjunction with By-law 14512.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 53 Amendment By-law, 2001, No. 14511" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.
 RES.R03-1595 Carried with Councillor Bose against.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14512"

7900-0297-00 - 533618 BC Ltd. and 635084 BC Ltd., c/o Clarence Arychuk,
 Hunter Laird Engineering Ltd.

RA (BL 12000) to CD (BL 12000) - 5706 - 152 Street and
 5722 - 152 Street - to permit the development of 13, 1/2 acre gross
 density lots.

Approved by Council: September 4, 2001

This by-law is proceeding in conjunction with By-law 14511.

Note: This application is proceeding in conjunction with Rezoning Application
 No. 7999-0102-00 and Development Permit Application
 No. 7999-0102-00.

Note: The Public Hearing on this application was held on September 18, 2001. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14512" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1596

Carried with Councillor Bose against.

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14919"

7902-0350-00 - Paramjit Pandher and P.K.S. Investments Ltd., c/o Dwight Heintz

RA (BL 12000) to CD (BL 12000) - 6665 - 128 Street - to permit the
development of 15 compact single family residential lots.

Approved by Council: February 3, 2003

- * Planning & Development advise that (reference memorandum dated June 2, 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, 2003, No. 14919" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1597

Carried

INTRODUCTIONS

11. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003,
No. 15056"

3900-20-15056/3900-20-12000 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended by adding new definitions "Farm-Based Winery" and "Winery, Farm-Based"; Part 5 Parking and Loading/Unloading is amended in Table C.1; Part 10 General Agriculture Zone (A-1) is amended in Sections B. Permitted Uses, F. Yards and Setbacks, G. Height of Buildings, and L. Other Regulations; Part 11 Intensive Agriculture Zone (A-2) is amended in Section B. Permitted Uses, F.

Note: This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. L009 of this Agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Sign By-law, 1999, No. 13656,
Amendment By-law, 2003, No. 15057" pass its first reading.
RES.R03-1601 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Sign By-law, 1999, No. 13656,
Amendment By-law, 2003, No. 15057" pass its second reading.
RES.R03-1602 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Sign By-law, 1999, No. 13656,
Amendment By-law, 2003, No. 15057" pass its third reading.
RES.R03-1603 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0062-00**
Langley Hospitality Inc.
c/o e-Atelier Architecture Inc.
19580 - 56 Avenue (also shown as 19588 - 56 Avenue)

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

"That Development Permit No. 7903-0062-00 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 Tymoschuk
Seconded by Councillor Steele
That Development Permit

No. 7903-0062-00 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.R03-1604

Carried with Councillor Hunt against.

Note: See By-law 15009, Item H.4 of this agenda.

- (b) **Development Permit No. 7999-0102-00**
559006 BC Ltd. and 606200 BC Ltd.
5646 and 5676 - 152 Street, 15355, 15369 and
15395 Highway #10=56 Avenue,
Portion of 15303 Highway #10=56 Avenue,
and a Portion of 5620 - 152 Street.

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

"That Development Permit No. 7999-0102-00 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 Tymoschuk
Seconded by Councillor Steele
That Development Permit

No. 7999-0102-00 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.R03-1605

Carried with Councillor Bose against.

Note: See By-law 14510, Item H.7 of this agenda.

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

- (a) **Development Permit and Development Variance Permit**
Application 7999-0144-00
Kulwinder Bahai
 12017 Tannery Road

Memo from the Manager, North Surrey Section, Planning & Development advising that the files have been inactive for two years; and a registered letter dated May 8, 2003 regarding outstanding requires was returned as the owner had moved and not provided a forwarding address.

Planning & Development are recommending to Council that Development Permit and Development Variance Permit Application 7999-0144-00 be filed.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That Development Variance Permit, and
 Development Variance Permit No. 7999-0144-00 be filed.

RES.R03-1606

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

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

meeting do now adjourn.

RES.R03-1607


Carried

The Regular Council- Land Use meeting adjourned at 5:44 p.m.

Certified Correct:



 City Clerk



 Mayor