



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, JULY 7, 2003  
Time: 4:35 p.m.

#### Present:

Mayor McCallum  
Councillor Villeneuve  
Councillor Tymoschuk  
Councillor Steele  
Councillor Watts  
Councillor Hunt  
Councillor Higginbotham

#### Absent:

#### Councillors Entering Meeting as Indicated:

Councillor B. Bose  
Councillor P. Priddy

#### 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

#### FLEETWOOD

##### 1. 7902-0152-00

##### 15588 Fraser Highway

##### Larry Hardisty, Chevron Canada Limited/Chevron Canada Limited

##### Rezoning/Development Permit

*Rezoned from CD (By-law No. 11150) to CD (By-law No. 12000) and Development Permit to permit an addition to the existing Town Pantry Store to accommodate a restaurant with a drive-through component.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 15588 Fraser Highway.

The applicant is proposing:

- a rezoning from CD (By-law No. 11150) to CD (By-law No. 12000); and
- a Development Permit

in order to permit an addition to the existing Town Pantry store to accommodate a White Spot restaurant with a drive-through component at 15588 Fraser Highway in Fleetwood.

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 "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1991, No. 11150" 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. 7902-0152-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) resolution of the Advisory Design Panel recommendations to the satisfaction of the Planning & Development Department; and
  - (d) submission of a revised landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R03-1752

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15067" pass its first reading.

RES.R03-1753

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. 15067" pass its second reading.

RES.R03-1754

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. 15067" be held at the City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1755

Carried

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE/CLAYTON**

**2. 7903-0033-00**

**16465, 16511, 15495, 16541 Bell Road**

**Coastland Engineering & Surveying Ltd./Michael Mueller, Marjorie Rowe and Wittich Mueller; Allan and Beatrice Bose; Gisela Pielbaum; Douglas and Eileen Priestley**

Rezoning

*From RA to RF to allow subdivision into approximately 40 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 16465, 16511, 15495, 16541 Bell Road .

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 40 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;
- (c) approval from the Ministry of Transportation;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-1756 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15068" pass its first reading.

RES.R03-1757 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. 15068" pass its second reading.

RES.R03-1758 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. 15068" be held at the  
City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1759 Carried

3. **7903-0008-00**  
**6301 & 6341 - 168 Street; 16777 - 63 Avenue**  
**Mike Helle, Coastland Engineering & Surveying Ltd./Arthur Peter Bartel,**  
**Kenneth Peter Bartel and Marlene Jean Bonan; 3892336 Canada Inc.;**  
**Sanmin Holdings Ltd.**  
Rezoning/NCP Amendment  
*Rezone from RA and RF to RF-9 and RF-12 to permit the development of approximately 36 small single family residential lots. Amend the West Cloverdale North NCP from Clustered Development (urban single family duplex) to small lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an Neighbourhood Concept Plan Amendment application on properties located at 6301 and 6341 - 168 Street and 16777 - 63 Avenue.

The applicant is proposing:

- a rezoning from RA and RF to RF-9 and RF-12; and
- an amendment of the West Cloverdale North NCP from Clustered Development to small lots

in order to allow subdivision into approximately 36 small single family residential lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" (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; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
3. Council pass a resolution to amend the West Cloverdale North NCP to redesignate the land from Clustered Development (maximum 10 upa) to small lots when the project is considered for final adoption.

RES.R03-1760 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15069" pass its first reading.

RES.R03-1761 Carried

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

It was  
 RES.R03-1762  
 No. 12000, Amendment By-law, 2003, No. 15069" pass its second reading.  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
Carried

It was then  
 RES.R03-1763  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15069" be held at the City Hall on July 21, 2003, at 7:00 p.m.  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning  
Carried

**4. 7902-0127-00**  
**Portion of 18982 - 72 Avenue**  
**Hunter Laird Engineering Ltd./Ilija, Ljubica and George Vukelich**  
 Rezoning  
*A portion of the site from RA to RF-9C and RF-12C to permit development of approximately 25 small single family lots in East Clayton.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located on a portion of 18982 - 72 Avenue.

The applicant is proposing:

- a rezoning of a portion of the site from RA to RF-9C and RF-12C

in order to permit the development of approximately 25 small single family residential lots in East Clayton.

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. By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) shown as Area 'A' on Survey Plan (Appendix II) and "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000) shown as Area 'B' on Survey Plan 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) final adoption of the RF-9C Zone and other consequential amendments to the Zoning By-law.

RES.R03-1764

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15070" pass its first reading.

RES.R03-1765

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. 15070" pass its second reading.

RES.R03-1766

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. 15070" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1767

Carried**FLEETWOOD/GUILDFORD****5. 7903-0103-00****8824/8828 - 148 Street****Joanne McCurdy/City of Surrey**

Development Variance Permit

*To reduce the rear and side yard setbacks for an existing house, to permit a 2-lot single family subdivision.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 8824 and 8828 - 148 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulations:
  - to relax the minimum side yard setback of the RF Zone from 1.2 metres (4 ft.) to 0.0 metre; and
  - to relax the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.0 metre (3.3 ft.)

in order to allow subdivision into two single family lots and retain an existing single family dwelling.

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

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

1. Council approve Development Variance Permit No. 7903-0103-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the RF Zone from 1.2 metres (4.0 ft.) to 0.0 metre; and
  - (b) to reduce the minimum rear side yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.0 metre (3.3 ft.).

RES.R03-1768

Carried

Councillors Bose and Priddy entered the meeting at 4:37 p.m.

### NEWTON

6. **7903-0133-00**  
**14615 and 14677 - 60 Avenue**  
**David Balsor, Ocean Park Developments Ltd., Clarence Arychuk, Hunter Laird Engineering Ltd./Melville and Nicola Armstrong**  
Rezoning  
*From RA to RF-9C to allow subdivision into approximately 22 single family lots with coach houses.*



The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 14615 and 14677 - 60 Avenue.

The applicant is proposing:

- a rezoning from RA to RF-9C;

in order to allow subdivision into approximately 22 single family small lots with coach houses.

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 "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (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; and
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R03-1769 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15071" pass its first reading.

RES.R03-1770 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. 15071" pass its second reading.  
 RES.R03-1771 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. 15071" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.  
 RES.R03-1772 Carried

7. **7903-0065-00**  
**7170 - 150 Street**  
**Mike Helle c/o Coastland Engineering & Surveying Ltd./Gurdev Singh**  
**Khatkar and Surjit Kaur Khatkar**  
 Rezoning  
*From RA to RF to permit the subdivision into 5 single family residential lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7170 - 150 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 5 single family residential lots.

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

- It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 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.R03-1773

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2003, No. 15072" pass its first reading.

RES.R03-1774

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. 15072" pass its second reading.

RES.R03-1775

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. 15072" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1776

Carried

- 8. 7997-0288-00**  
**15040 - 72 Avenue**  
**Michael Helle, Coastland Engineering & Surveying Ltd. /**  
**Rempy Rupinder Lidder**  
 Development Variance Permit  
*To vary rear yard setbacks of an existing house.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15040 - 72 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - reduce the rear yard setback from 7.5 metres (25 ft.) to 4.89 metres (16 ft.)

in order to accommodate an existing house within a 29-lot single family residential subdivision.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That:

1. Council approve Development Variance Permit No. 7997-0288-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.89 metres (16 ft.) for an existing building.
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; and
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R03-1777

Carried

### SOUTH SURREY

9. **7903-0186-00**  
**1947 Ocean Park Road**  
**Hunter Laird Engineering Ltd. (Clarence Arychuk)/**  
**Royal Columbia Hospital Foundation (Inc. No. S13808)**  
**Surrey Memorial Hospital Foundation (Inc. No. S29061)**  
Rezoning  
*From RF to CD to permit development of single family homes with a maximum floor area of 465 m<sup>2</sup> (5,000 ft<sup>2</sup>).*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 1947 Ocean Park Road.

The applicant is proposing:

- a rezoning from RF to CD

in order to permit the development of single family homes with a maximum floor area of 465 m<sup>2</sup> (5,000 ft<sup>2</sup>).

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 "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 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; and
  - (b) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-1778 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15073" pass its first reading.

RES.R03-1779 Carried with Councillor Bose against.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15073" pass its second reading.

RES.R03-1780 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15073" be held at the  
City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1781 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That staff provide a report to Council  
 examining the possibility of an oceanfront property zone.  
 RES.R03-1782 Carried

**10. 7901-0193-00**

**12318 Beecher Street, Portion of 2710 Burl North-Tracks, Portion of 2700 Burl-North Tracks**

**Eleanor Enns, City of Surrey/Corporation of the District of Surrey and Burlington Northern Railroad Company**

Development Variance Permit

*To vary the minimum distance from the centreline of an existing railway for a lot to be created in a residential zone.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 12318 Beecher Street, Portion of 2710 Burl North-Tracks, Portion of 2700 Burl-North Tracks.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - Surrey Zoning By-law, 1993, No. 12000, Part 4 "General Provisions", Section E., "Regulations Applicable to all Zones" Sub-section 23 "Subdivision of Railway Land in Residential Zones" to reduce the minimum distance from the centreline of an existing railway to a newly created lot in a residential zone

in order to allow a subdivision consolidating portions of railway lands with existing City Park (Heron Park).

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

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

1. Council approve Development Variance Permit No. 7901-0193-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum distance from the centreline of an existing railway to a newly created lot in any residential zone from 50 m (180 ft.) to 6 m (19.5 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; and
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R03-1783

Carried**SURREY CITY CENTRE/WHALLEY****11. 7903-0181-00****13525/43 Hilton Road/13555 - 110 Avenue****Scott Gordon/Hilton Villa Care Centre Ltd.**

Land Use Contract Discharge /Rezoning/Development Permit/Development Variance Permit

*Discharge LUC No. 8, rezone from RM-70 and RF to RMS-2. Development Permit to permit a 30-bed expansion of the existing care facility. Development Variance Permit to vary setbacks and parking.*

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 8, a rezoning application, and applications for a Development Permit and a Development Variance Permit.

The applicant is proposing:

- a Land Use Contract discharge;
- a rezoning from RM-70 and RF to RMS-2;
- a Development Permit; and
- a Development Variance Permit to vary the following RMS-2 regulations:
  - to reduce the minimum front yard setback from 7.5 m (25 ft.) to 3 m (10 ft.);
  - to reduce the rear yard setback from 7.5 m (25 ft.) to 5.0 m (16 ft.);
  - to reduce the minimum southern side yard setback from 7.5 m (25 ft.) to 3.5 m (11 ft.);
  - to reduce the minimum northern side yard setback from 7.5 m (25 ft.) to 6.0 m (20 ft.);
  - to reduce the minimum number of required parking stalls from 92 to 52

in order to allow a 30 bed expansion to the existing care facility 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 discharge Land Use Contract No. 8 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Multiple Residential 70 Zone (RM-70)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Special Care Housing 2 Zone (RMS-2)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7903-0181-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7903-0181-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
  - (b) to reduce the minimum rear yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
  - (c) to reduce the minimum southern side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 3.5 metres (11 ft.);
  - (d) to reduce the minimum northern side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
  - (e) to reduce the minimum number of required parking stalls from 92 to 52.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a revised site plan and building elevations to the specifications and satisfaction of the City Architect;



- (d) submission of a landscaping plan landscaping plan cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) dedication along Hilton Road and 110 Avenue for future road widening; and
- (f) issuance of Development Variance Permit No. 7903-0181-00.

RES.R03-1784

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Land Use Contract No. 8,

Authorization By-law, 1973, No. 3923 Discharge By-law, 2003, No. 15074" pass its first reading.

RES.R03-1785

Carried

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That "Surrey Land Use Contract No. 8,

Authorization By-law, 1973, No. 3923 Discharge By-law, 2003, No. 15074" pass its second reading.

RES.R03-1786

Carried

It was then

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That the Public Hearing on "Surrey Land

Use Contract No. 8, Authorization By-law, 1973, No. 3923 Discharge By-law, 2003, No. 15074" be held at the City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1787

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15075" pass its first reading.

RES.R03-1788

Carried

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15075" pass its second reading.

RES.R03-1789

Carried

It was then Moved by Councillor Villeneuve  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15075" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1790

Carried**12. 7903-0168-00****13781/95 - 100 Avenue****Gregg Brown/Brian Chodachek and Carol Chodachek**

Rezoning/Development Permit

*Rezone from RF to CD and Development Permit to permit a 60-unit independent living facility for seniors.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 13781/95 - 100 Avenue.

The applicant is proposing:

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

in order to permit the development of a 4-storey, 60-unit independent living facility for seniors.

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

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Watts  
 That:

1. a By-law be introduced to rezone 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. 7903-0168-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (e) the applicant entering into a Housing Agreement with the City to ensure that only individuals 65 year of age or older will live in the proposed building.

RES.R03-1791

Carried

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15076" pass its first reading.

RES.R03-1792

Carried

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

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15076" pass its second reading.

RES.R03-1793

Carried

It was then

Moved by Councillor Villeneuve  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15076" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1794

Carried**13. 7903-0146-00****9803 - 140 Street****Jonathan Ehling/Mohammed Saheed and Hamidan Saheed**

Rezoning/Development Variance Permit

*Rezone from RF to PA-2 to permit the conversion of the existing family residence  
 to a community service use building for community outreach programmes.*

*DVP to vary rear and side yard setbacks.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 9803 - 140 Street.

The applicant is proposing:

- a rezoning from RF to PA-2; and
- a Development Variance Permit to vary the following PA-2 Zone regulations:
  - reduce the minimum northern side yard setback from 3.6 m (12 ft.) to zero;
  - reduce the minimum southern side yard setback from 3.6 m (12 ft.) to 0.6 m (2 ft.); and
  - reduce the minimum rear yard setback from 7.5 m (25 ft.) to 1.2 m (4 ft.)

in order to permit the renovation and conversion of the single family residence into a community service use building for community outreach programmes.

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

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7903-0146-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northern side yard setback of the PA-2 Zone from 3.6 metres (12 ft.) to zero;
  - (b) to reduce the minimum south side yard setback of the PA-2 Zone from 3.6 metres (12 ft.) to 0.6 metre (2 ft.); and
  - (c) to reduce the minimum rear yard setback of the PA-2 Zone from 7.5 metres (25 ft.) to 1.2 metres (4 ft.).
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) the registration of a parking easement and Restrictive Covenant on the adjoining property at 9815 - 140 Street to allow 4 of the parking spaces on this property to be used by the proposed development;
- (c) dedication of 3.442 metres along 140 Street for future road widening; and
- (d) issuance of Development Variance Permit No. 7903-0146-00.

RES.R03-1795

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15077" pass its first reading.

RES.R03-1796

Carried

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

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15077" pass its second reading.

RES.R03-1797

Carried

It was then

Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15077" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1798

Carried

**14. 7902-0382-01**

**12525 - 93 Avenue**

**Resham Gosal/Resham Singh Gosal and Kewal Singh Bahia**

Development Variance Permit

*To reduce the rear yard setback to permit construction of a single family dwelling and to 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 of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

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

1. Council approve Development Variance Permit No. 7902-0382-01 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).

RES.R03-1799

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### CLOVERDALE/CLAYTON

15. **7901-0348-00**  
**17508/22/34/44/56 - 64 Avenue & Portion of 17566 - 64 Avenue**  
**Oleg Verbenkov, Pacific Land Resource Group/  
 464676 B.C. Ltd.; Stanley Lawrence Scheves and Richard Stanley Samuel  
 Scheves; Trojan Holdings Ltd.**  
 Rezoning/Development Permit  
*Rezoned from RF to CD and Development Permit to permit an 82-room hotel and a restaurant with a drive-through component.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 17508/22/34/44/56 - 64 Avenue & Portion of 17566 - 64 Avenue.

The applicant is proposing:

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

in order to permit the development of an 82-room hotel and a restaurant with a drive-through component.

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 (Block A of Survey Plan) 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 (Appendix I).
2. Council authorize staff to draft Development Permit No. 7901-0348-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;
  - (d) registration of a reciprocal access easement with Section 219 Restrictive Covenant with the adjoining property to the east, under Rezoning Application No. 7901-0347-00, for a proposed gas station, convenience store and car wash facility;
  - (e) resolution of the Traffic Impact Study recommendations to the satisfaction of the General Manager, Engineering;
  - (f) resolution of the Advisory Design Panel recommendations and outstanding design issues to the satisfaction of the Planning & Development Department;
  - (g) submission of revised landscaping plans and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and

RES.R03-1800 (h) removal of all existing houses and accessory structures.  
Carried with Councillors Priddy, Bose, and Villeneuve against.

RES.R03-1801 It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15078" pass its first reading.  
Carried with Councillor Bose against.

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

RES.R03-1802 It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15078" pass its second reading.  
Carried with Councillor Bose against.

RES.R03-1803 It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15078" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.  
Carried

**16. 7901-0347-00**

**6375 - 176 Street and Portion of 17566 - 64 Avenue**

**Oleg Verbenkov, Pacific Land Resource Group/Shell Canada Products  
 Limited; Stanley Lawrence Scheves**

Rezoning/Development Permit

*Rezone from RF to CD and Development Permit to permit the development of a  
 combined self-service/full-service gasoline station, convenience store and car  
 wash facility.*

The General Manager of Planning & Development submitted a report concerning  
 an application for rezoning, and a Development Permit application on properties  
 located at 6375 - 176 Street and Portion of 17566 - 64 Avenue.

The applicant is proposing:

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

in order to permit the development of a combined self-service/full-service  
 gasoline station, convenience store and car wash facility.



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 file Zoning Amendment By-law No. 13149.
2. a By-law be introduced to rezone the site (Block B of Survey Plan) 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 (Appendix I).
3. Council authorize staff to draft Development Permit No. 7901-0347-00 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) approval from the Ministry of Transportation;
  - (d) registration of a reciprocal access easement with Section 219 Restrictive Covenant with the adjoining property to the west, under Rezoning Application No. 7901-0348-00, for a proposed hotel and drive-through restaurant;
  - (e) resolution of the Advisory Design Panel recommendations and outstanding design issues including the shifting of the convenience store westward to permit installation of landscaping along the east face of the building to the satisfaction of the Planning & Development Department;
  - (f) submission of revised landscaping plans and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (g) removal of all existing houses and accessory structures.

RES.R03-1804

Carried with Mayor McCallum, Councillors Bose and Villeneuve against.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 1997, No. 13149" be filed.  
 RES.R03-1805 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. 15079" pass its first reading.  
 RES.R03-1806 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. 15079" pass its second reading.  
 RES.R03-1807 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15079" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.  
 RES.R03-1808 Carried

## NEWTON

17. **7903-0180-00**  
**8670/8704 - 120 Street; Portion of 8748 - 120 Street**  
**Rick Johnson, Rimark Consulting Services, Chris Chung,**  
**Wensley Architecture Ltd./C.C.P. Holdings Ltd., Inc. No. 54315**  
 OCP Amendment/Rezoning/Development Permit/Development Variance Permit  
*Rezone from I-G (By-law No. 5942) and IL (By-law No. 12000) to CD. DP to*  
*permit the construction of a retail shopping centre including a gas bar. DVP to*  
*allow additional business identification fascia signs.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and applications for a rezoning, Development Permit, and Development Variance Permit on properties located at 8670/8704 - 120 Street; Portion of 8748 - 120 Street.

The applicant is proposing:

- an OCP amendment from Industrial to Commercial;

- a rezoning from I-G (By-law No. 5942) and IL (By-law No. 12000) to CD (By-law No. 12000);
- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
  - Surrey Sign By-law, 1999, By-law No. 13656 Part 5 "Signs in Commercial/Industrial Zones", Section 27 "Permit Required", Subsection 2 in order to permit fascia signs on the north elevation of the proposed food store, gas station and each free-standing building along Nordel Way (Buildings A, B, C D and E) as shown in Appendix II;
  - Surrey Sign By-law, 1999, By-law No. 13656 Part 5 "Signs in Commercial/Industrial Zones", Section 27 "Permit Required", Subsection 2 in order to permit one (1) additional fascia signs on the south elevation of each premise located in three of the proposed free-standing buildings along Nordel Way (Building A, B & C); and
  - Surrey Sign By-law, 1999, By-law No. 13656 Part 5 "Signs in Commercial/Industrial Zones", Section 27 "Permit Required", Subsection 2 in order to permit two additional fascia signs on the west elevation of the proposed food store (Building E);

in order to permit the development of a retail shopping centre including a gas bar.

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That:

1. a By-law be introduced to amend the Official Community Plan to redesignate the property from Industrial 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 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 "General Industrial Zone (I-G)" (By-law No. 5942) 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.
4. Council authorize staff to draft Development Permit No. 7903-0180-00 in accordance with the attached drawings (Appendix II).

5. Council approve Development Variance Permit No. 7903-0180-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to permit one (1) business identification fascia sign on the north elevation of the proposed food store and each free standing buildings along Nordel Way (Building A, B, C, D & E) as shown in Appendix II;
  - (b) to permit one (1) business identification fascia sign on the south elevation of each premise located in three of the proposed free standing buildings along Nordel Way (Building A, B, & C) as shown in Appendix II; and
  - (c) to permit two (2) additional fascia signs on the west elevation of the proposed food store (Building E) as shown in Appendix II.
  
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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) input from BC Hydro;
  - (f) input from the City of Surrey Fire Department;
  - (g) input from the Ministry of Environment regarding potential site contamination issues;
  - (h) address the outstanding comments of the Advisory Design Panel to the satisfaction of the Planning and Development Department;
  - (i) registration of a Restrictive Covenant limiting all driveway access to the site to right-in/right-out, excluding the main signalized access along Nordel Way;

- (j) registration of a Restrictive Covenant to prevent the property owner from using the proposed 18.28 metre (60 ft.) flagpole for advertising purposes; and
  - (k) submission of a Revised Traffic Impact Study to the satisfaction of the Engineering Department to ensure site access, egress and on-site traffic queuing are acceptable.
7. Council pass a resolution to amend Central Newton Local Area Plan to redesignate the land from Tourist Commercial and Heavy Impact Industrial to Commercial when the project is considered for final adoption.

RES.R03-1809

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 82 Amendment By-law 2003, No. 15080" pass its  
 first reading.

RES.R03-1810

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. 82 Amendment By-law 2003, No. 15080" pass its  
 second reading.

RES.R03-1811

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. 82 Amendment By-law 2003,  
 No. 15080" be held at the City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1812

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15081" pass its first reading.

RES.R03-1813

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. 15081" pass its second reading.  
 RES.R03-1814 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. 15081" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.  
 RES.R03-1815 Carried

- 18. 7903-0137-00**  
**12905 - 80 Avenue**  
**Joe Dhaliwal, Mainland Demo Contracting Ltd./Mainland Demo Contracting**  
**Ltd., Inc. No. 398958**  
 Development Permit  
*To permit the construction of Phase I of a combined Light Impact*  
*Industrial/Business Park Complex.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12905 - 80 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of Phase I of a combined Light Impact Industrial/Business Park complex.

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

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

1. Council authorize staff to draft Development Permit No. 7903-0137-00 generally in 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;

- (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (c) addressing the outstanding comments of the Advisory Design Panel to the satisfaction of the Planning & Development Department;
- (d) registration of a Restrictive Covenant regulating the operating hours of the proposed banquet facility; and
- (e) submission of a revised Traffic Impact Study to the satisfaction of the Engineering Department to ensure projected trip generation estimates are reflective of the proposed range of uses and that site access and egress conditions are acceptable.

RES.R03-1816

Carried with Councillor Bose against.**19. 7902-0303-00****13790 - 72 Avenue****Brent Sawchyn c/o Newton Shopping Plaza Inc. and 337805 B.C.****Ltd./Newton Shopping Plaza Inc. (Inc. No. 424432C) & 337805 B.C. Ltd.****(Inc. No. 337805)**

Rezoning/Development Permit

*Rezone from C-8 to CD and Development Permit to permit the development of a combined service gas station with convenience store, as an additional use to the existing shopping centre.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 13790 - 72 Avenue.

The applicant is proposing:

- a rezoning from C-8 to CD; and
- a Development Permit

in order to permit the development of a combined service gas bar with a 42.9 square metre (462 sq.ft.) convenience store as an additional use to the existing shopping 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 Tymoschuk  
That:

1. a By-law be introduced to rezone the property from "Community Commercial Zone (C-8)" (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. 7902-0303-00 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; and
  - (b) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R03-1817 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15082" pass its first reading.

RES.R03-1818 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. 15082" pass its second reading.

RES.R03-1819 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. 15082" be held at the City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1820

Carried

## SOUTH SURREY

### 20. 7903-0114-00

**Portion of 16507 - 40 Avenue**

**Gordon Gibbons/Gordon and Barbara Gibbons**

ALR

*Non-farm use within the ALR to allow an existing industrial operation.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Agricultural Land Reserve.

The applicant is proposing:

- a Non-farm use within the ALR under Section 20(3) of the ALC Act

in order to allow an existing industrial business operation (storage of drilling equipments and auxiliary office space) to continue operation on the site.

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

### Delegation

Gordon Gibbons was in attendance and commented that he owns the land in question. He continued that part of the property is rented out to a local vegetable farmer and the other portion is used for workshop and storage for Mud Bay Drilling. He noted that Mud Bay Drilling has been in operation for over 30 years and that they have tried to landscape the property to minimize any negative visual impact to passersby. He added that he may have erred in using the land for the business, however, the company has been located on the property for 30 years.

Mr. Gibbons continued that a complaint had been lodged with the Agricultural Land Commission and action taken, however, he requested Council to consider his situation as Mud Bay Drilling is a well-respected business, supports the local economy, provides good will and jobs to local residents. He requested Council allow him enough time to relocate his business in a timely, reasonable manner. He added that he is already looking at another location and that in order to avoid financial burden, he requires at least two years for this purpose.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the application be referred to staff to  
 work with the applicant to find a more suitable business location.  
 RES.R03-1821 Carried

- 21. 7903-0107-00**  
**Portion of 18115 Zero Avenue**  
**Paul Christie/Hazelmere Golf & Tennis Club Ltd.**  
 Rezoning  
*From A-1 to CPG to allow two golf holes.*

Councillor Higginbotham left the meeting at 5:16 p.m. due to a potential conflict of interest as she is a member of Hazelmere Golf & Tennis Club Ltd., and her husband is a business associate of the organization.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at portion of 18115 Zero Avenue.

The applicant is proposing:

- a rezoning from A-1 to CPG

in order to allow the continued use of the site for two golf holes (greens).

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 whole course is being reconstructed. He continued that the routing of the golf course is changing; that it is an 18-hole course, has 2 temporary holes, allowing for reconstruction of the course 2 holes at a time. He added that once the temporary 2 holes are removed, the area would become a practice facility.

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

1. a By-law be introduced to rezone the portion of property identified as Block "A" in the plan attached as Appendix II from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Golf Course Zone (CPG)" (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; and
  - (b) registration of a Section 219 Restrictive Covenant for "no build" on the subject area.
3. Council pass a resolution to amend the South-East Surrey Local Area Plan from Agricultural to Recreational prior to final adoption of the rezoning by-law.

RES.R03-1822 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15083" pass its first reading.

RES.R03-1823 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. 15083" pass its second reading.

RES.R03-1824 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. 15083" be held at the  
City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1825 Carried

Councillor Higginbotham returned to the meeting at 5:20 p.m.

**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON****22. 7903-0073-00**

**6510, 6530, 6560, 6580 and 6640 - 192 Street and 6511, 6609, 6635 - 194 Street**

**Rempel Development Group Ltd./Henrietta Bertha Osborne and Donald Roy Osborne; Allan Raeburn Knowles; David Edgar Joe Magnusson and Janette Doris Magnusson; Martinus Gerard Van Feggelen and Gerharda Josefina Van Feggelen; John Bryn Davies; 392502 B.C. Ltd., Inc. No. 392502; Roger Maxwell Reding and Susan Christina Reding; Carolyn Louise Leaman**  
OCP Amendment/NCP Amendment/Rezoning/Development Permit  
Development Variance Permit

*Rezone from RA to RM-30 and DPs for 190 townhouse units, to RM-45 for 208 apartment units and to RF-9C for 89 small single family residential lots for a total of 487 units. DVPs to vary setbacks & building heights of the accessory buildings and to permit encroachments of stairs.*

The General Manager of Planning & Development submitted a report concerning applications to amend the Official Community Plan, and the Neighbourhood Concept Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 6510, 6530, 6560, 6580 and 6640 - 192 Street and 6511, 6609, 6635 - 194 Street.

The applicant is proposing:

- an OCP amendment from Urban to Multiple Residential on a portion of the site (Appendix VI);
- an NCP amendment from 6 - 10 u.p.a. (Low Density) to 10 - 15 u.p.a. (Medium Density) and to switch locations of the 15 - 25 u.p.a. (Medium Density) and 22 - 45 u.p.a. (High Density) designation with each other on a portion of the site (Appendix VIII);
- a rezoning from RA to RM-30, RM-45 and RF-9C on portions of the site (Survey Plan in Appendix I);
- Development Permits for five sites;
- Development Variance Permits to vary the following regulations:
  - setbacks of the RM-30 and RM-45 Zones;
  - height of the accessory buildings in RM-45 Zone; and
  - restriction on stairs containing more than 3 risers from encroaching into the setback areas as stipulated in Part 4 General Provisions of the Zoning By-law

in order to permit the development of approximately 190 townhouse units, 208 apartment units and 89 small single family residential lots for a total of 487 dwelling units in East Clayton.

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

Delegation

Carson Noffle, Focus Architecture, was in attendance and noted the project would consist of six phases, with the single family residences being developed first and the townhouses to follow. He continued that the site would not be cleared entirely at the beginning of the development.

It was

Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to redesignate a portion of the property from Urban to Multiple Residential in the Official Community Plan 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 portions of the subject site (Blocks A and C on Survey Plan) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000), (Block D on Survey Plan) to "Multiple Residential 45 Zone (RM-45)" (By-law No. 12000) and the remaining portion of the subject site (Block B on Survey Plan) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to the proposed "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000, Text Amendment By-law, 2003, No. 14996) and a date be set for Public Hearing (Appendix I).
4. Council approve the applicant's request to eliminate the required indoor amenity space in the proposed three townhouse developments and reduce the amount of required indoor amenity space from 312 square metres (3,358 sq.ft.) to 289 square metres (3,109 sq.ft.) in the two apartment building sites.
5. Council authorize staff to draft Development Permit No. 7903-0073-00 generally in accordance with the attached drawings (Appendix II).
6. Council authorize staff to draft Development Permit No. 7903-0080-00 generally in accordance with the attached drawings (Appendix II).

7. Council authorize staff to draft Development Permit No. 7903-0081-00 generally in accordance with the attached drawings (Appendix II).
8. Council authorize staff to draft Development Permit No. 7903-0082-00 generally in accordance with the attached drawings (Appendix II).
9. Council authorize staff to draft Development Permit No. 7903-0083-00 generally in accordance with the attached drawings (Appendix II).
10. Council approve Development Variance Permit No. 7903-0073-00 (Appendix VIII) on Site A (Appendix II), varying the following, to proceed to Public Notification:
  - (a) To reduce the minimum front yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.), which may be encroached by decks and balcony support structures located at the minimum setback of 3 metres (10 ft.) and by stairs containing a maximum of 6 risers;
  - (b) To reduce the minimum front yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.), which may be encroached by balcony support structures located at the minimum setback of 3 metres (10 ft.);
  - (c) To reduce the minimum side yard setback on a flanking street (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.), which may be encroached balcony support structures located at the minimum setback of 3 metres (10 ft.); and
  - (d) To reduce the minimum side yard setback on a flanking street (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.), which may be encroached balcony support structures located at the minimum setback of 3 metres (10 ft.).
11. Council approve Development Variance Permit No. 7903-0080-00 (Appendix IX) on Site B (Appendix II), varying the following, to proceed to Public Notification:
  - (a) To reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.), which may be encroached by decks and balcony support structures located at the minimum setback of 3 metres (10 ft.) and by stairs containing a maximum of 5 risers;
  - (b) To reduce the minimum rear yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.), which may be encroached by decks and balcony support structures located at the minimum setback of 3 metres (10 ft.);

- (c) To reduce the minimum side yard setback on a flanking street (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.) and to 3.6 metres (12 ft.) along the north-east corner, which may be encroached by decks and balcony support structures located at the minimum setback of 3 metres (10 ft.) and by stairs containing a maximum of 4 risers for stairs to Units No. 77 to 87 and 6 risers for stairs to Units No. 1 to 12; and
  - (d) To reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.), which may be encroached by balcony support structures located at the minimum setback of 3 metres (10 ft.).
12. Council approve Development Variance Permit No. 7903-0081-00 (Appendix X) on Site C (Appendix II), varying the following, to proceed to Public Notification:
- (a) To reduce the minimum front yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.), which may be encroached by decks and balcony support structures located at the minimum setback of 3 metres (10 ft.) and by stairs containing a maximum of 6 risers;
  - (b) To reduce the minimum front yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.), which may be encroached by balcony support structures located at the minimum setback of 3 metres (10 ft.);
  - (c) To reduce the minimum side yard setback on a flanking street (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.), which may be encroached by balcony support structures located at the minimum setback of 3 metres (10 ft.); and
  - (d) To reduce the minimum side yard setback on a flanking street (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft. 5 in.), which may be encroached by decks and balcony support structures located at the minimum setback of 3 metres (10 ft.) and by stairs containing a maximum of 7 risers.
13. Council approve Development Variance Permit No. 7903-0082-00 (Appendix XI) on Site D (Appendix II), varying the following, to proceed to Public Notification:
- (a) To reduce the minimum front yard setback (east) of the RM-45 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.), which may be encroached by decks and balcony support structures located at the minimum setback of 4 metres (13 ft.);

- (b) To permit encroachment of the rear yard setback (west) of 7.5 metres (25 ft.) of the RM-45 Zone by balcony support structures located at the minimum setback of 5.8 metres (19 ft.);
  - (c) To reduce the minimum side yard setback on a flanking street (north) of the RM-45 Zone from 7.5 metres (25 ft.) to 6 metres (19 ft. 8 in.), which may be encroached by balcony support structures located at the minimum setbacks of 4.8 metres (16 ft.) and 3.55 metres (11 ft. 8 in.) and by stair railings not exceeding 1.10 metres (3 ft. 6 in.) in height and to reduce the minimum setback of 7.5 metres (25 ft.) to 2.74 metres (9 ft.) for the indoor amenity building; and
  - (d) To increase the maximum height of accessory buildings and structures from 4.5 metres (15 ft.) to 7.3 metres (24 ft.) for the indoor amenity building.
14. Council approve Development Variance Permit No. 7903-0083-00 (Appendix XII) on Site E (Appendix II), varying the following, to proceed to Public Notification:
- (a) To reduce the minimum front yard setback (north) of the RM-45 Zone from 7.5 metres (25 ft.) to 6 metres (19 ft. 8 in.) along portions of the north property line, which may be encroached by balcony support structures located at the minimum setback of 3.6 metres (12 ft.), to reduce the setback from 7.5 metres (25 ft.) to 2.74 metres (9 ft.) for the indoor amenity building and to permit encroachment of the minimum setback of 7.5 metres (25 ft.) by balcony support structures located at the minimum setback of 6 metres (19 ft. 8 in.) along portions of the north property line;
  - (b) To reduce the minimum side yard setback (west) of the RM-45 Zone from 7.5 metres (25 ft.) to 6 metres (19 ft. 8 in.), which may be encroached by balcony support structures located at the minimum setbacks of 4 metres (13 ft.);
  - (c) To permit encroachment of the side yard setback (east) of 7.5 metres (25 ft.) of the RM-45 Zone by balcony support structures located at the minimum setback of 5.8 metres (19 ft.) and by stair railing of a maximum of 1.1 metres (3 ft. 6 in.) height; and
  - (d) To increase the maximum height of accessory buildings and structures from 4.5 metres (15 ft.) to 7.3 metres (24 ft.) for the indoor amenity building.
15. 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 for each of the proposed Development Permits to the specifications and satisfaction of the City Landscape Architect;
- (f) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
- (g) the applicant adequately addresses the impact of no indoor amenity space in the three townhouse developments and the reduced indoor amenity space in the two apartment building sites;
- (h) final adoption of the Text Amendment By-law No. 14996 to incorporate the proposed RF-9C Zone into the Zoning By-law, which is currently at Third Reading; and
- (i) issuance of Development Variance Permit Nos. 7903-0073-00, 7903-0080-00, 7903-0081-00, 7903-0082-00 and 7903-0083-00.

16. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to redesignate the land from 6 - 10 u.p.a. (Low Density) to 10 - 15 u.p.a. (Medium Density) and to switch the 15 - 25 u.p.a. (Medium High Density) and 22 - 45 u.p.a. (High Density) designations with each other on a portion of the land (Appendix VII) when the project is considered for final adoption.

RES.R03-1826

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 83 Amendment By-law, 2003, No. 15084" pass its first reading.

RES.R03-1827

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. 83 Amendment By-law, 2003, No. 15084" pass its  
 second reading.

RES.R03-1828 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. 83 Amendment By-law, 2003,  
 No. 15084" be held at the City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1829 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15085" pass its first reading.

RES.R03-1830 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. 15085" pass its second reading.

RES.R03-1831 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. 15085" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1832 Carried

### FLEETWOOD/GUILDFORD

23. **7903-0072-00**  
**9184 - 162 Street; 9157 - 164 Street**  
**Coastland Engineering & Surveying Ltd., Lion King Homes Ltd./S.K.**  
**Mushroom Farm Ltd.; Pang and Wang Farm Ltd.**  
 OCP Amendment/Rezoning  
*Amend OCP designation from Suburban to Urban and rezone from A-1 to RF to  
 allow development of approximately 80 Urban Residential lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on properties located at 9184 - 162 Street; 9157 - 164 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from A-1 to RF

in order to permit the development of approximately 80 Urban single family lots.

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

Delegation

The developer was in attendance and commented that the development is well planned and mindful of the sensitivity of the area residents who live in the area. He reported a public information meeting was held and that the community indicated support for the application.

It was

Moved by Councillor Watts  
Seconded by Councillor Hunt  
That the information provided be received.  
Carried

RES.R03-1833

The developer continued that area residents stated they would be happy to get rid of the existing mushroom farm and resultant flies. He added that area residents have requested him to fumigate the outbuildings on the mushroom farm to combat the current rodent problem and he stated that he had given his guarantee this action would be taken. He elaborated that the site has become a dumping ground for garbage and also a gathering place for youths.

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Application 7903-0072-00 be referred

to staff to work with the applicant to ensure an appropriate buffer zone is developed between the site and adjacent ALR lands and the subdivision designed in keeping with density gradient.

RES.R03-1834

Carried with Councillor Bose against.

NEWTON**24. 7903-0118-00****5694 - 148 Street, Portion of Road and Portion of Lane****Doug Brealey, First Century 148 Development, Clarence Arychuk, Hunter Laird Engineering/Davene Browne; City of Surrey**

Rezoning/NCP Amendment

*NCP amendment from Single Family Residential to Single Family Small Lots.**Rezone from RA and CD to CD to permit the development of single family small lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Neighbourhood Concept Plan amendment application on properties located at 5694 - 148 Street, Portion of Road and Portion of Lane.

The applicant is proposing:

- an NCP amendment for the western portion of the site (Block A) from Single Family Residential to Single Family Small Lots; and
- a rezoning from RA and CD (By-law No. 12285) to CD

in order to allow subdivision into 14 single family small 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) and "Comprehensive Development Zone (CD)" (By-law No. 12285) 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) approval from the Ministry of Transportation; and

(d) submission of an acceptable tree survey and a statement regarding tree preservation.

3. Council pass a resolution to amend South Newton NCP to redesignate Block A (Appendix IX) from Single Family Residential to Single Family Small Lots.

RES.R03-1835

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15086" pass its first reading.

RES.R03-1836

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. 15086" pass its second reading.

RES.R03-1837

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. 15086" be held at the  
City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1838

Carried

- 25. 7901-0234-00 & 7902-0171-01  
7839 - 147 Street; 7815/7865/7873 - 148 Street  
Roger Jawanda c/o CitiWest Consulting Ltd./Ekam Development Ltd.;  
Dr. Parmjit Singh Kang Inc.  
Development Variance Permit  
To relax road standard requirements for a single family subdivision.**

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 7839 - 147 Street; 7815/7865/7873 - 148 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
- minimum road width requirement from 20.0 metres (66 ft.) to 16.5 metres (54 ft.)

in order to permit the development of a 68-lot single family and single family small lot subdivision.

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

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

1. Council approve Development Variance Permit No. 7901-0234-00 (Appendix IV), varying the following to proceed to Public Notification:
  - (a) to relax the minimum road width requirement on a through local road from 8.5 metres (28 ft.) wide road within a 20.0 metre (66 ft.) right-of-way to an 8.0 metre (26 ft.) wide road within a 16.5 metre (54 ft.) right-of-way for 147A Street between 79 Avenue and 78 Avenue.
  
2. Council approve Development Variance Permit No. 7902-0171-01 (Appendix V), varying the following to proceed to Public Notification:
  - (a) to relax the minimum road width requirement on a through local road from 8.5 metres (28 ft.) wide road within a 20.0 metre (66 ft.) right-of-way to an 8.0 metre (26 ft.) wide road within a 16.5 metre (54 ft.) right-of-way for 147A Street between 79 Avenue and 78 Avenue.
  
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues under file nos. 7901-0234-00 and 7902-0171-00, including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R03-1839

Carried

**SOUTH SURREY****26. 7903-0130-00****Portion of 3583 - 152 Street****Ocean Park Developments, Hunter Laird Engineering/  
Guenter and Hella Woekener***Rezoning/NCP Amendment/Development Permit/Development Variance Permit  
Rezone from RA to CD and RF-12. NCP Amendment from Townhouse to Single  
Family Small Lots. DP to permit 3 cluster units. DVP to vary road standards.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, an NCP Amendment, and applications for a Development Permit and a Development Variance Permit on property located at portion of 3583 - 152 Street.

The applicant is proposing:

- an NCP amendment (western portion) from Townhouse to Single Family Small Lots;
- a rezoning from RA to CD and RF-12;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to vary the road standards

in order to permit the development of 3 cluster units and 9 Single Family Small 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 Block B of 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. a By-law be introduced to rezone Block C of the property 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.
3. Council authorize staff to draft Development Permit No. 7903-0130-00 in accordance with the attached drawings (Appendix II).

4. Council approve Development Variance Permit No. 7903-0130-00 (Appendix VIII), varying the following, to proceed to Public Notification:
  - (a) to reduce the road dedication and pavement width for a Limited Local Road from 17.0 metres (56 ft.) and 7.5 metres (25 ft.) to 15.5 metres (51 ft.) and 6.6 metres (22 ft.), respectively.
  
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 3583 - 152 Street until future consolidation with the adjacent property (3560 - 150 Street); and
  - (f) the applicant adequately address the impact of no indoor amenity space.
  
6. Council pass a resolution to amend Rosemary Heights West NCP to redesignate a portion of the land (Block C) from Townhouse to Single Family Small Lots when the project is considered for final adoption.

RES.R03-1840

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15087A" pass its first reading.

RES.R03-1841

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. 15087A" pass its second reading.  
 RES.R03-1842 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. 15087A" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.  
 RES.R03-1843 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15087B" pass its first reading.  
 RES.R03-1844 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. 15087B" pass its second reading.  
 RES.R03-1845 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. 15087B" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.  
 RES.R03-1846 Carried

- 27. 7903-0070-00**  
**3491, 3511, 3543, 3563 & Portion of 3583 - 152 Street**  
**Clarence Arychuk, Hunter Laird Engineering Ltd. & Dave Balsor, Ocean**  
**Park Developments/Guenter and Hella Woeckener; Douglas Garrett and**  
**Shirley Garrett, Douglas and Lorraine Gibson; Carl and Virginia Knutsen;**  
**Colin and Lois Haigh**  
 Rezoning/Development Permit/Development Variance Permit  
*Rezone from RA to RM-30. Development Permit to permit a 175-unit multi-family*  
*development. Development Variance Permit to vary setbacks.*

The General Manager of Planning & Development submitted a report concerning  
 an application for rezoning, a Development Permit application, and a

Development Variance Permit application on properties located at 3491, 3511, 3543, 3563 & Portion of 3583 - 152 Street.

The applicant is proposing:

- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to vary setbacks along 36 Avenue

in order to permit the development of a 175-unit multi-family 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 3489, 3511, 3543, 3563 and the eastern portion (Block A) of 3583 - 152 Street 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 approve the applicant's request to reduce the amount of required indoor amenity space from 525 square metres (5,651 sq.ft.) to 301.6 square metres (3,247 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7903-0070-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7903-0070-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (36 Avenue) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.1 metres (3.6 ft.) (Appendix VIII).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) approval from the Ministry of Transportation;
- (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 specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (g) adherence to creek protection guidelines endorsed by the Department of Fisheries; and
- (h) the applicant adequately address the impact of reduced indoor amenity space.

RES.R03-1847 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15088" pass its first reading.

RES.R03-1848 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. 15088" pass its second reading.

RES.R03-1849 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. 15088" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1850 Carried

SURREY CITY CENTRE/WHALLEY

28. **7903-0140-00**  
**13352/62 King George Highway**  
**Bob Dhaliwal, Castle Ridge Developments Ltd./BC Transit**  
Rezoning/Development Permit  
*Rezone from RF to CD and Development Permit to permit the development of a 22-unit townhouse project.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 13352/62 King George Highway.

The applicant is proposing:

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

in order to permit the development of 22 townhouse units.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the 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 approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7903-0140-00 in general 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) input from Senior Government Environmental Agencies;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (f) the applicant adequately addresses the impact of no indoor amenity space;
- (g) registration of a Section 219 Restrictive Covenant for creek preservation;
- (h) submission of a stream remediation plan to the specifications and satisfaction of the Department of Fisheries & Oceans; and
- (i) approval from Translink for the vehicle access underneath the SkyTrain Guideway.

RES.R03-1851

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15089" pass its first reading.

RES.R03-1852

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. 15089" pass its second reading.

RES.R03-1853

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. 15089" be held at the  
 City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1854

Carried

**C. CORPORATE REPORTS**

- 1. The Corporate Report under date of July 7, 2003 was considered and dealt with as follows:

**Item No. L011**      Proposed Rezoning to Allow Subdivision into 19 Single Family Lots - Glenwood Crescent South, East of 164 Street, Fraser Heights  
 File: 7902-0370-00

The General Manager, Planning & Development submitted a report to respond to Council's resolution of April 28, 2003 regarding development application No. 7902-0370-00:

*"That staff address the issues raised by the delegations at the Public Hearing regarding traffic, retention of significant trees and placement of a walkway and report back to Council prior to final adoption".*

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That Corporate Report No. L011 be received

for information.

RES.R03-1855

Carried

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

H. BY-LAWS

TO BE FILED

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14106B"

5694-0252-00 - Joseph/ Carlo/ Bruno Papais

RA (BL 12000) to IL (BL 12000) - Portion of 18946 - 94A Avenue; Portion of 9469 - 190 Street; Portion of 9470 Harvie Road; Portion of Harvie Road - to facilitate an industrial subdivision and future industrial development.

Approved by Council: September 5, 2000

- \* Planning & Development advise that (reference memorandum dated June 26, 2003 in by-law back-up) By-law No. 14106B should be filed as the application has been inactive for two and a half years and the applicant has not responded to the registered letter sent on May 12, 2003 advising that unless outstanding requirements were addressed within 30 days the file would be closed.

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2000, No. 14106B" be filed.

RES.R03-1856

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13226"

7996-0006-00 - Peter J. & Ina Vandeburgt

RA (BL 12000) to CD (BL 12000) - 16811 - 60 Avenue - to allow neighbourhood commercial uses in the Boothroyd House and to allow development of an 8-unit townhouse development

Approved by Council: September 9, 1997

- \* Planning & Development advise that (reference memorandum dated June 27, 2003 in by-law back-up) By-law No. 13226 should be filed as the applicant has requested the file be closed. The application has been replaced by a new application No. 7903-0171-00.

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 1997, No. 13226" be filed.

RES.R03-1857

Carried

FINAL ADOPTIONS

- 3. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15001"

3900-20-15001/3900-30/7901-0227-00/7901-0054-00 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended, is hereby further amended as follows:

The Index, Part 3 Zones - Section A, Part 4 General Provisions - Sections E and F, and Part 52 are amended; new Section 17C Single Family Residential (9) Zone is inserted.

These amendments are necessary to incorporate the revised RF-9 zone which better accommodates recent development trends with respect to small lot developments.

Approved by Council: April 14, 2003  
Corporate Report Item: L004

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Text Amendment By-law, 2003, No. 15001" be finally adopted,  
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1858

Carried

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14843A"

7901-0054-00 - A Poet's Trail Estates Ltd., Kalra Holdings Ltd.,  
478108 B.C. Ltd., Tou Leong, Wai U, 642697 B.C. Ltd.,  
c/o Coastland Engineering & Surveying Ltd. &  
c/o Ankenmann & Associates Architects Ltd.

RA, A-1 and RF (BL 12000) to RF-9 and RF-12 (BL 12000) - (Blocks A, C, and D) - Portion of 16770 - 63 Avenue, Portions of 6163, 6189, 6199, 6219 - 168 Street, Portion of 16715 - 61 Avenue, all of 16765 - 61 Avenue - to permit subdivision into approximately 61 small single family residential lots, 20 with 9-metre (30 ft.) frontages and 41 with 12-metre (40 ft.) frontages, and to permit the development of 39 detached units.

Councillor Bose left the meeting at 5:55 p.m. due to a potential conflict of interest as his family owns property in the area.



Approved by Council: November 4, 2002

- \* This by-law will be in order for consideration should Council approve Final Adoption of By-law 15001 of this agenda.

This by-law is proceeding in conjunction with By-law 14843B.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14843A" be finally adopted, signed  
 by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1859

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14843B"

7901-0054-00 - A Poet's Trail Estates Ltd., Kalra Holdings Ltd.,  
 478108 B.C. Ltd., Tou Leong, Wai U, 642697 B.C. Ltd.  
 c/o Coastland Engineering & Surveying Ltd. &  
 c/o Ankenmann & Associates Architects Ltd.

RA (BL 12000) and A-1 (BL 12000) to CD (BL 12000) - (Block B) - Portions of 16770 - 63 Avenue, Portions of 6163, 6189, 6199, 6219 - 168 Street, and a Portion of 16715 - 61 Avenue - to permit subdivision into approximately 61 small single family residential lots, 20 with 9-metre (30 ft.) frontages and 41 with 12-metre (40 ft.) frontages, and to permit the development of 39 detached units.

Approved by Council: November 4, 2002

**Note:** A Development Permit (7901-0054-00) on the site is to be considered for Final Approval under Item I.1(a).

This by-law is proceeding in conjunction with By-law 14843A.

- \* Planning & Development advise that (reference memorandum dated June 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.
- \* This by-law will be in order for consideration should Council approve Final Adoption of By-law 15001 of this agenda.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14843B" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R03-1860 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15003"

7901-0054-00 - 642697 BC Ltd., c/o Coastland Engineering & Surveying Ltd.  
 and c/o Ankenmann & Associates Architects Ltd.

RA and A-1 (BL 12000) to RF-9 (BL 12000) - (Blocks A and D) - Portion  
 of 16770 - 63 Avenue, Portion of 16715 - 61 Avenue - to permit  
 subdivision into approximately 20 small single family residential lots.

Approved by Council: To be approved

**Note:** A Development Permit (7901-0054-00) on the site is to be considered for  
 Final Approval under Item I.1(a).

\* Planning & Development advise that (reference memorandum dated  
 June 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.

\* This by-law will be in order for consideration should Council approve Final  
 Adoption of By-law 15001 of this agenda.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15003" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R03-1861 Carried

Councillor Bose returned to the meeting at 5:57 p.m.

INTRODUCTIONS

- 7. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15064"

3900-20-15064/4320-50/3900-20-12000/3900-20-5942 - Council Initiated Text Amendment

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000" as amended, as follows:

- (a) Part 1 Definitions is amended by inserting new definition "Liquor Store", and replacing the definition "Retail Store";
- (b) Part 36 Community Commercial Zone is amended by inserting new section B.7 and renumbering the section accordingly; and
- (c) Part 37 Town Centre Commercial Zone is amended by inserting new Section B.6 and renumbering the section accordingly;

These amendments are necessary to address recent changes in the Provincial liquor licensing regulations and specifically to control the location of licensee retail stores.

Approved by Council: June 23, 2003  
Corporate Report Item R142

**Note:** Council is advised that a minor housekeeping amendment was made to the numbering in Part 37 Section B.6.

It was	Moved by Councillor Higginbotham Seconded by Councillor Tymoschuk That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15064" pass its first reading.
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RES.R03-1862

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, Text Amendment By-law, 2003, No. 15064" pass its second reading.
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RES.R03-1863

Carried

It was then  
By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15064" be held at the City Hall on July 21, 2003, at 7:00 p.m.  
RES.R03-1864

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

8. "Surrey Zoning By-law, 1979, No. 5942, Text Amendment By-law, 2003, No. 15065"

3900-20-15065/4320-50/3900-20-12000/3900-20-5942 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1979, No. 5942" as amended, is further amended in Part 1 Definitions by inserting a new definition of "Liquor Store".

This amendment is necessary to address recent changes in the Provincial liquor licensing regulations and specifically to control the location of licensee retail stores.

Approved by Council: June 23, 2003  
Corporate Report Item R142

It was  
No. 5942, Text Amendment By-law, 2003, No. 15065" pass its first reading.  
RES.R03-1865

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1979,  
Carried

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

It was  
No. 5942, Text Amendment By-law, 2003, No. 15065" pass its second reading.  
RES.R03-1866

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1979,  
Carried

It was then  
By-law, 1979, No. 5942, Text Amendment By-law, 2003, No. 15065" be held at the City Hall on July 21, 2003, at 7:00 p.m.  
RES.R03-1867

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

## FINAL ADOPTIONS (Cont'd.)

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14917"

7902-0307-00 - Giuseppe and Teresa Moretti

RH (BL12000) to RF (BL12000) - 18395 Claytonhill Drive - to permit subdivision into 2 single family lots.

Approved by Council: February 3, 2003

- \* Planning & Development advise that (reference memorandum dated July 3, 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 Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14917" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1868

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14887"

7902-0187-00 - Surelok Sunridge Estates Ltd., c/o Bruce McDonald, Surelok  
 Sunridge Estates Ltd.

RA (BL 12000) to CD (BL 12000) - 12658, 12676 and 12688 - 64 Avenue  
 - to permit the development of 82 townhouse units.

Approved by Council: January 6, 2003

**Note:** A Development Permit (7902-0187-00) on the site is to be considered for Final Approval under Item I.1(b).

- \* Planning & Development advise (reference memorandum dated July 2, 2003 in by-law back-up) that it is now in order for Council to pass a resolution amending the West Newton South Neighbourhood Concept Plan to redesignate the site from Townhouse (maximum 15 upa) to Multiple Residential (maximum 20 upa).

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That Council amend the West Newton South  
 Neighbourhood Concept Plan to redesignate the site from Townhouse (maximum  
 15 upa) to Multiple Residential (maximum 20 upa).  
 RES.R03-1869 Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14887" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R03-1870 Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7901-0054-00**  
**A Poet's Trail Estates Ltd., Kalra Holdings Ltd., 478108 B.C. Ltd.,**  
**Tou Meng Leong and Wai Hong U**  
**c/o Coastland Engineering & Surveying Ltd. and**  
**c/o Ankenmann & Associates Architects Ltd.**  
 6163, 6189, 6199 and 6219 - 168 Street,  
 16715 and 16765 - 61 Avenue and 16770 - 63 Avenue

Councillor Bose left the meeting at 5:57 p.m. due to a potential conflict of interest as his family owns property in the area.

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

"That Development Permit No. 7901-0054-00 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 Nos. 14843B and 15003, H.5 & H.6 of this agenda.

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

No. 7901-0054-00 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.R03-1871

Carried

Councillor Bose returned to the meeting at 5:58 p.m.

- (b) **Development Permit No. 7902-0187-00**  
**Surelok Sunridge Estates Ltd.,**  
**c/o Bruce McDonald, Surelok Sunridge Estates Ltd.**  
12658, 12676 and 12688 - 64 Avenue

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

"That Development Permit No. 7902-0187-00 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 Nos. 14887 H.10 of this agenda.

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

No. 7902-0187-00 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.R03-1872

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was

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

meeting do now adjourn.

RES.R03-1873

Carried

The Regular Council- Land Use meeting adjourned at 5:59 p.m.

Certified Correct:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor