



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JULY 21, 2003
Time: 5:15 p.m.

Present:

Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Priddy
Councillor Bose
Councillor Higginbotham

Absent:

Councillor Hunt

**Councillors Entering
Meeting as Indicated:**

Councillor Watts

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
Land Development Engineer
City Solicitor

A.1

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. 7903-0238-00

15988 Fraser Highway

Knight Signs/Fleetwood Projects Inc.

Development Permit/Development Variance Permit

Development Permit to amend signage and Development Variance Permit to relax the maximum height of a free-standing sign for a commercial site in the Fleetwood Town Centre.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 15988 Fraser Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulation:

- to relax the maximum height of a free-standing sign from 3.7 metres (12 ft.) to 9.1 metres (30 ft.)

in order to permit the installation of a new free-standing sign on a commercial site in the Fleetwood Town Centre.

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

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

1. Council authorize staff to draft a Development Permit in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7903-0238-00 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) to relax the maximum height of a free-standing sign from 3.7 metres (12 ft.) to 9.1 metres (30 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and cost estimate to the satisfaction of the City Landscape Architect;
 - (b) submission of sufficient bonding to ensure the removal of the existing free-standing sign on the subject site, facing Fraser Highway; and
 - (c) issuance of Development Variance Permit No. 7903-0238-00.

RES.R03-1950

Carried

NEWTON

2. **7903-0150-00**
5355 - 152 Street
Pacific Land Resource Group Inc./B.C. Hot House Foods Inc.
Rezoning
From IA to IB to achieve compatibility with the surrounding developments.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 5355 - 152 Street.

The applicant is proposing:

- a rezoning from IA to IB

in order to permit a broader range of uses to be compatible with the surrounding developments and to enhance the marketability of the undeveloped portion of the subject property.

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 "Agro-Industrial Zone (IA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) registration of a reciprocal access agreement with a Section 219 Restrictive Covenant, between Lot 2 and Rem 1 (Appendix II).

RES.R03-1951

Carried

It was
Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15094" pass its first reading.

RES.R03-1952

Carried

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

RES.R03-1953 It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15094" pass its second reading.
Carried

RES.R03-1954 It was then Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15094" be held at the
City Hall on September 8, 2003 , at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

3. **7903-0226-00**
9808 King George Highway
Bill Goodwin, Galaxie Signs/Jakob Kembi Construction Ltd.
Development Variance Permit
To permit the proposed awning sign to extend only 0.6 metre (2 ft.) from the face of the building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 9808 King George Highway.

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulation:
 - to permit the awning sign to project a minimum of 0.6 metre (2 ft.) rather than 1.2 metres (4 ft.) from the face of the building

in order to permit the placement of two awning signs on the face of the existing building.

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

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

1. Council approve Development Variance Permit No. 7903-0226-00 (Appendix IV), varying the following section of Surrey Sign By-law,

1999, No. 13656, as amended, to proceed to Public Notification:

- (a) to reduce from 1.2 metres (4 ft.) to 0.6 metre (2 ft.), the minimum projection of an awning sign from the face of a building.

RES.R03-1955

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

4. 7903-0047-00

5928 - 168 Street, 16832 and 16842 - 60 Avenue

Greg Sewell, Coastland Engineering & Surveying Ltd. /Clay and Opal Gallant; Trevor Nowoselski; Richard Hayward

Rezoning/Development Variance Permit

Rezone from RA to RF to allow subdivision into approximately 8 single family lots. DVP to relax the side yard setback and the front yard setback in order to retain two existing houses.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 5928 - 168 Street, 16832 and 16842 - 60 Avenue.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following regulations of the RF Zone:
 - reduce the minimum west side yard setback from 1.8 metres (6 ft.) to 1.0 metre (3.6 ft.) for proposed Lot 1; and
 - reduce the minimum front yard setback from 7.5 metres (25 ft.) to 6.9 metres (23 ft.) for proposed Lot 8

in order to permit the subdivision into approximately 8 single family lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7903-0047-00 (Appendix VII), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.0 metres (3.6 ft.) for proposed Lot 1; and
 - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.99 metres (23 ft.) for proposed Lot 8.
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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 5 until future consolidation with the adjacent property (5944 - 168 Street); and
 - (e) issuance of Development Variance Permit No. 7903-0047-00.

RES.R03-1956

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15097" pass its first reading.

RES.R03-1957

Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15097" pass its second reading.
 RES.R03-1958 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15097" be held at the
 City Hall on September 8, 2003, at 7:00 p.m.
 RES.R03-1959 Carried

5. 7903-0034-01
17449 - 64 Avenue
Bob Cheema/Sukhraj and Harjinder Johal
 Development Variance Permit

To reduce the rear yard setback to retain an existing dwelling

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 17449 - 64 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - reduce the rear yard setback from 7.5 metres (25 ft.) to 0.8 metre (3 ft.) of the RF-12 Zone

to retain an existing dwelling on proposed Lot 41.

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

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

1. Council approve Development Variance Permit No. 7903-0034-01 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 0.8 metre (3 ft.).

RES.R03-1960 Carried

6. **7902-0357-00**
16483 and 16513 - 60 Avenue
Clarence Arychuk/William and Doreen Abrams; Ron-da Holdings Inc.
Rezoning/NCP Amendment
Rezone from RA to RF, RF-12 and RF-9 to permit the development of approximately 5 standard and 34 small single family residential lots. Amend the West Cloverdale North NCP from Townhouses to Small Lots.

Councillor Bose left the meeting at 5:17 p.m. due to a potential conflict of interest as his family owns property in the area.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an application to amend the Neighbourhood Concept Plan on properties located at 16483 and 16513 - 60 Avenue.

The applicant is proposing:

- an amendment of a portion of the West Cloverdale North NCP from townhouses to small single family residential lots; and
- a rezoning from RA to RF, RF-12 and RF-9

in order to all subdivision into approximately five (5) single family lots and thirty-four (34) small single family lots.

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

Councillor Watts entered the meeting at 5:18 p.m.

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the portions of the site (Blocks A, B and C on the Survey Plan) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000), "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.

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

3. Council pass a resolution to amend the West Cloverdale North NCP to redesignate a portion of the land from Townhouses to Small Lots when the project is considered for final adoption.

RES.R03-1961

Carried

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15096" pass its first reading.

RES.R03-1962

Carried

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

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15096" pass its second reading.

RES.R03-1963

Carried

It was then

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15096" be held at the
City Hall on September 8, 2003, at 7:00 p.m.

RES.R03-1964

Carried

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

SOUTH SURREY

7. **7903-0141-00**
3372 - 152 Street & 15266 - 34 Avenue
Chip Barrett Architect/Andy Chao Fu Chen, Yi Yuan Enterprises Co. Ltd.,
Niu Yueh Enterprises Co. Ltd.; Christopher and Barbara Myring
Rezoning/Development Permit
Rezone from RA to RM-30. Development Permit to permit two, three-storey apartment buildings consisting of 61 units.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 3372 - 152 Street & 15266 - 34 Avenue.

The applicant is proposing:

- a rezoning from RA to RM-30; and
- a Development Permit

in order to permit the development of two, three-storey apartment buildings consisting of 61 dwelling 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 Bose
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0141-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) 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 reciprocal access easement between the subject site and 15276 - 34 Avenue and 3336 - 152 Street; and
- (g) registration of a statutory right-of-way along the western edge of the subject site for a pedestrian pathway.

RES.R03-1965

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15097 pass its first reading.

RES.R03-1966

Carried

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15097 pass its second reading.

RES.R03-1967

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15097 be held at the
 City Hall on September 8, 2003, at 7:00 p.m.

RES.R03-1968

Carried

SURREY CITY CENTRE/WHALLEY

8. 7903-0245-00

10433/89 West Whalley Ring Road

Neil Pelman/Marco Polo Development Co. Ltd.

Rezoning

From CD (By-law No. 11380) to a new CD Zone to accommodate both low-rise and high-rise multiple residential buildings in Surrey City Centre.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 10433/89 West Whalley Ring Road.

The applicant is proposing:

- a rezoning from CD (By-law No. 11380) to a new CD Zone

in order to permit development of both low-rise and high-rise residential buildings on the subject site 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 Higginbotham
Seconded by Councillor Steele
That:

1. Council approve the proposed land use in principle.
2. Council instruct staff to proceed to the detailed planning stage.

RES.R03-1969

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

9. **7902-0264-00**
6162, 6132, 6110 and 6090 - 146 Street
Sohan Dhesa/Bert and Lewis Todd; City of Surrey
Rezoning
From RA to RF and RF-12, to allow subdivision into approximately 38 single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6162, 6132, 6110 and 6090 - 146 Street.

The applicant is proposing:

- to rezone the property at 6162-146 Street and a portion of the property at 6132-146 Street from RA to RF, and a portion of the properties at 6110 and 6090-146 Street from RA to RF-12

to allow subdivision into approximately 30 single family residential lots, which range in size from 562 square metres (6,050 sq.ft.) to 665 square metres (7,160 sq.ft.), and approximately 8 single family residential small lots, which range in size from 350 square metres (3,770 sq.ft.) to 404 square metres (4,350 sq.ft.) (Appendix II).

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 area identified as "Area A", in the Survey Plan attached as Appendix III from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000), and to rezone the area identified as "Area B" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-1970

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15103" pass its first reading.

RES.R03-1971

Carried

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

It was
RES.R03-1972

Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15103" pass its second reading.
Carried

It was then
RES.R03-1973

Moved by Councillor Villeneuve
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15103" be held at the
City Hall on September 8, 2003, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

1. The Corporate Report under date of July 21, 2003 was considered and dealt with as follows:

Item No. L012 Proposed Development of the Anndale Shopping Centre:
Barnston Drive & 176 Street
File: 7902-0105-00

The General Manager, Planning & Development submitted a report concerning the proposed development of the Anndale Shopping Centre.

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

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

1. Authorize staff to draft Development Permit No. 7902-0105-00 in accordance with the revised attached drawings (Appendix II); and
2. File Development Variance Permit No. 7902-0105-00.

RES.R03-1974 Carried with Councillor Bose against.

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14980"

7902-0346-00 - City of Surrey, c/o Realty Services Division

I-4 (BL 5942) to IL (BL 12000) - 13016 & 13042 - 115A Avenue, 11510 - 130 Street, 13017, 13031, 13033, 13037, 13039, 13041, 13045 - 114B Avenue, and Portion of 115A Avenue - to permit the consolidation of the properties and to facilitate future industrial development in Bridgeview.

Approved by Council: April 14, 2003

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 14980" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1975

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14844"

7902-0115-00 - Amolak and Parissa Aujla, c/o Richard Brooks, H.Y. Engineering Ltd., and c/o Sukdev Singh Hyare Paradise Properties Ltd.

RA (BL 12000) to RF (BL 12000) - 10083 - 172 Street - to permit the development of seven single family lots.

Approved by Council: November 4, 2002

- * Planning & Development advise that (reference memorandum dated July 14, 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 Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14844" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1976

Carried

- 3. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 35
Amendment By-law, 2003, No. 14995"

3900-20-14995; 7902-0240-00 - Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is hereby further amended in Part 3 Land Use Strategy - Section 3.7 Land Use Designations and Permitted Zones and in Figure 7 List of Zones to insert a new "Single Family Residential (9) Coach House Zone (RF-9C)".

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14996 & 14997.

It was
Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 35 Amendment By-law, 2003, No. 14995" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R03-1977

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 14996"

3900-20-14996; 7902-0240-00 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended, is hereby further amended in the Index, Part 3 Zones, Part 4 General Provisions - sub-sections E.15 and F.1, and Part 52; and inserting new Part 17D to incorporate the "Single Family Residential (9) Coach House Zone (RF-9C).

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14995 & 14997.

It was
Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2003, No. 14996" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1978

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14997"

7902-0240-00 - Gordon and Darlene Banta, Sang Lee, Stanford and Beatrice Raymond, c/o John Turner, BFW Developments Ltd.

RA (BL 12000) to RF-9C and RF-12C (BL 12000) - Portions of 18850, 18860 and 18954 - 72 Avenue - to allow subdivision into approximately 84 small single family residential lots in East Clayton.

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14995 & 14996.

- * Planning & Development advise that (reference memorandum dated July 15, 2003 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate a portion of the site from 6-10 upa (Low Density) to 10-15 upa (Medium Density).

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council amend the East Clayton
Neighbourhood Concept Plan to redesignate a portion of the site from 6-10 upa
(Low Density) to 10-15 upa (Medium Density).
RES.R03-1979 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14997" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R03-1980 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14842"
7902-0191-00 - Dennis and Marion Pahl, Rodney and Asa Pahl, c/o Gordon
Edgar, Edgar Estates Inc.

RA (BL 12000) to RF (BL 12000) - 18350 - 68 Avenue - to permit
subdivision into two single family lots and one large remainder lot.

Approved by Council: November 4, 2002

- * Planning & Development advise that (reference memorandum dated July 16, 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 Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14842" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R03-1981 Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 59 Amendment By-law, 2002, No. 14707"

7900-0324-00 - Guildford Golf & Country Ltd., c/o Aplin & Martin Consultants Ltd.

To authorize the redesignation of the properties located at 7655 and 7685 - 152 Street from Suburban (SUB) to Urban (URB).

Approved by Council: May 13, 2002

This by-law is proceeding in conjunction with By-law 14708.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 59 Amendment By-law, 2002, No. 14707" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1982

Carried with Councillor Bose against.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14708"

7900-0324-00 - Guildford Golf & Country Ltd., c/o Aplin & Martin Consultants Ltd.

A-1 (BL 5942) and RA (BL 12000) to RF (BL 12000) - 7655 and 7685 - 152 Street - to permit subdivision into approximately 39 single family residential lots.

Approved by Council: May 13, 2002

This by-law is proceeding in conjunction with By-law 14707.

- * Planning & Development advise that (reference memorandum dated July 17, 2003 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

In addition, Planning & Development advise that throughout the public consultation process area residents raised concerns with regards to this proposal, including a request for more subdued rural-type street lighting. The applicant and Planning Department discussed this option with the Engineering Department on

several occasions. The Engineering Department has determined this request would provide little benefit given the close proximity to arterial lighting on 152 Street, while having significant cost implications to the City. The only option available is to paint the standard silver Cobra head poles a different colour to be reviewed by the Urban Designer.

- * Planning advises that it is now in order for Council to pass a resolution amending the East Newton Local Area Plan to redesignate the site from Golf Course to Urban Residential.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council amend the East Newton Local
Area Plan to redesignate the site from Golf Course to Urban Residential.

RES.R03-1983 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, 2002, No. 14708" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1984 Carried with Councillor Bose against.

- 9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 69 Amendment By-law, 2002, No. 14877"

7902-0039-00 - Pacific Star Homes Ltd., c/o 640842 B.C. Ltd. (B. Sidhu)

To authorize the redesignation of the site located at 15155 - 76 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: November 25, 2002

This by-law is proceeding in conjunction with By-laws 14878A.

- It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 69 Amendment By-law, 2002, No. 14877" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R03-1985 Carried with Councillor Bose against.

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14878A"

7902-0039-00 - Pacific Star Homes Ltd. c/o 640842 B.C. Ltd. (B. Sidhu)

RA (BL12000) to RF (BL12000) - Block "A" Portion of
15155 - 76 Avenue - to permit subdivision into approximately 22 single
family lots.

Approved by Council: November 25, 2002

This by-law is proceeding in conjunction with By-laws 14877.

- * Planning & Development advise that (reference memorandum dated July 18, 2003 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

In addition, Council requested that staff report back on the status of traffic lights at the intersection of 76 Avenue and 152 Street. The Engineering Department has advanced the signalization at this intersection and will proceed with it at this time, despite Council's denial of the commercial component of the application. Engineering expects the signalization to be fully operational by mid November of this year.

- * Planning advises that it is now in order for Council to pass a resolution amending the Newton Local Area Plan to redesignate the site from "Suburban Residential (1 Acre)" to "Urban Residential".

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Council amend the Newton Local Area
Plan to redesignate the site from "Suburban Residential (1 Acre)" to "Urban
Residential".

RES.R03-1986 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14878A" be finally adopted, signed
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1987 Carried with Councillor Bose against.

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7901-0237-00**
RAB Ventures #2 Ltd. Inc. No. 608588
15955 Fraser Highway

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

"That Development Permit No. 7901-0237-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was
Moved by Councillor Higginbotham
Seconded by Councillor Bose
That Development Permit
No. 7901-0237-00 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.R03-1988

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

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

meeting do now adjourn.

RES.R03-1989

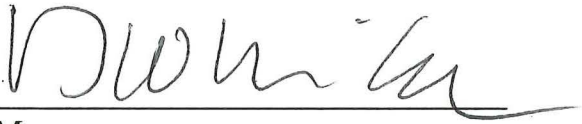
Carried

The Regular Council- Land Use meeting adjourned at 5:20 p.m.

Certified Correct:



City Clerk



Mayor