



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, SEPTEMBER 8, 2003
Time: 4:00 p.m.

Present:

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

Absent:

Councillor Priddy

Councillors Entering Meeting as Indicated:

Councillor Higginbotham

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. 7903-0124-00

19515 Langley By-Pass

Teck Construction/Jonker Auto Ltd.

Development Permit/Development Variance Permit

Development Permit to permit a building addition and upgrades to the finishing of existing car dealership buildings. Development Variance Permit to vary the Sign By-law.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 19515 Langley By-Pass.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following Sign By-law regulation:
- to increase the number of fascia signs from two to ten

in order to permit an addition to one of the buildings, and external upgrades to both of the buildings for existing car dealerships.

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 authorize staff to draft Development Permit No. 7903-0124-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0124-00, varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the number of fascia signs for a commercial site from two to ten.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation; and
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R03-2167

Carried

2. **7903-0025-00**
5426 - 192 Street
Teck Construction Ltd./Kee Bee Services Ltd., Inc. No. 364501
Development Permit/Development Variance Permit
Development Permit to permit construction of a multi-tenant warehouse building.
Development Variance Permit to relax the front and rear yard setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 5426 - 192 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following IL Zone regulations:

- reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and
- reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.)

in order to permit the construction of a 1,489-square metre (16,000 sq. ft.) multi-tenant warehouse 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 Watts
Seconded by Councillor Hunt
That:

1. Council authorize staff to draft Development Permit No. 7903-0025-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0025-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and
 - (b) to reduce the minimum rear yard setback of the IL zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.).
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a revised landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R03-2168

Carried

FLEETWOOD/GUILDFORD

3. **7903-0247-00**
19520 Telegraph Trail
Bomar Investment Corp.
Partial Land Use Contract Discharge
To partially discharge Land Use Contract No. 156 and allow the underlying IL zoning to regulate the site.

The General Manager of Planning & Development submitted a report concerning the partial discharge of Land Use Contract No. 156, on property located at 19520 Telegraph Trail.

The applicant is proposing:

- a partial LUC discharge

in order to allow the underlying IL zoning to regulate the subject site.

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

It was
 Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That a By-law be introduced to discharge
 Land Use Contract No. 156 from the subject property and a date for Public
 Hearing be set.

RES.R03-2169 Carried

It was
 Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That "Surrey Land Use Contract No. 156,
 Authorization By-law, 1976, No. 4579 Partial Discharge By-law, 2003,
 No. 15107" pass its first reading.

RES.R03-2170 Carried

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

It was
 Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That "Surrey Land Use Contract No. 156,
 Authorization By-law, 1976, No. 4579 Partial Discharge By-law, 2003,
 No. 15107" pass its second reading.

RES.R03-2171 Carried

It was then
 Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Land
 Use Contract No. 156, Authorization By-law, 1976, No. 4579 Partial Discharge
 By-law, 2003, No. 15107" be held at the City Hall on September 29, 2003 at 7:00
 p.m.

RES.R03-2172 Carried

4. 7903-0246-00
15399 Fraser Highway
Sharon Coesel/Kulwant Singh Saral
Development Permit

To allow a new free-standing sign for a commercial site in Fleetwood.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15399 Fraser Highway.

The applicant is proposing:

- a Development Permit

in order to permit the installation of a new free-standing sign on a commercial site 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 Watts

That Council approve the attached

Development Permit No. 7903-0246-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R03-2173

Carried

5. 7903-0177-00
17299 & 17311 - 104A Avenue
Ron Johnson c/o Opus Building Canada Ltd./
PKI Warehouse Park Corporation
Development Permit

To allow the construction of an industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 17299 & 17311 - 104A Avenue.

The applicant is proposing:

- a Development Permit

in order to allow the construction of an industrial building.

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That:

1. Council authorize staff to draft Development Permit No. 7903-0177-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping cost estimate to the satisfaction of the City Landscape Architect; and
 - (b) submission of final design plans to the satisfaction of the City Architect.

RES.R03-2174

Carried

NEWTON

6. **7903-0195-00**
12827 - 76 Avenue
Gurmail Tung (Mr.)/Owners - Strata Plan NW3244
Rezoning
To amend CD (By-law No. 10140) to include taxi dispatch offices as a permitted use.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 12827 - 76 Avenue.

The applicant is proposing to:

- amend CD By-law No. 10140 as follows:
 - to include "taxi dispatch offices" as a permitted use

in order to allow a taxi dispatch office in one of the strata 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 Villeneuve
Seconded by Councillor Watts
That a By-law be introduced to amend
"Comprehensive Development Zone (CD) (By-law No. 10140) and a date for
Public Hearing be set.

RES.R03-2175 Carried

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1979,
No. 5942, Amendment By-law, 1989, No. 10140, Amendment By-law, 2003,
No. 15108" pass its first reading.

RES.R03-2176 Carried

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

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1979,
No. 5942, Amendment By-law, 1989, No. 10140, Amendment By-law, 2003,
No. 15108" pass its second reading.

RES.R03-2177 Carried

It was then Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140, Amendment
By-law, 2003, No. 15108" be held at the City Hall on September 29, 2003, at
7:00 p.m.

RES.R03-2178 Carried

SOUTH SURREY

7. **7901-0231-00**
17513/17523 - 4th Avenue & 581 - 176 Street
Michael Helle, Coastland Engineering & Surveying Ltd./
Amar Sandhu, Pritam Sandhu, Sukhdev Sandhu and Mukand Sandhu
ALR

*To seek Council's authorization to forward the application to the Agricultural
Land Commission for consideration of a lot line adjustment of 3 parcels.*

The General Manager of Planning & Development submitted a report concerning
an application to the Agricultural Land Commission on properties located at
17513/17523 - 4 Avenue and 581 - 176 Street.

The applicant is proposing:

- a Subdivision within the Agricultural Land Reserve (ALR) under Section 22(1) of the ALC Act

in order to allow a lot line adjustment of three (3) properties.

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

Mayor McCallum noted Application No. 7901-0231-00 would not be considered, in light of on table correspondence requesting the application be postponed to a future Council meeting date, as the applicant wishes their agent to address the application.

SURREY CITY CENTRE/WHALLEY

8. **7903-0196-00**
15326 - 103A Avenue
Greg Smith, Galaxie Signs/669506 BC Ltd.
Development Variance Permit
To allow a free-standing sign.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15326 - 103A Avenue.

The applicant is proposing:

- a Development Variance Permit to vary Development Agreement No. 324-4 of Land Use Contract 342

in order to permit a free-standing sign.

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

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

1. Council approve Development Variance Permit No. 7903-0196-00, varying the following, to proceed to Public Notification:
 - (a) Section "G" of Development Agreement No. 342-4 of Surrey Land Use Contract No. 342, Authorization By-law No. 1977, No. 5117 be varied by adding the following paragraph:

"A free-standing sign is permitted as shown on Plan Number 78-RZ-119(7) which is attached hereto and forms part of this Development Agreement."

- (b) Development Agreement No. 342-4 of Surrey Land Use Contract No. 342, Authorization By-law No. 1977, No. 5117 be varied by adding Plan Number 78-RZ-119(7).

2. Council instruct staff to resolve the following issue prior to approval:

- (a) registration, if required, of a right-of-way for B.C. Hydro along the north property line.

RES.R03-2179

Carried

9. 7902-0355-00
12391 Industrial Road
E.H. Talbott & Associates/Peter Mioch
 Development Permit

To permit the construction of an industrial building in Bridgeview.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12391 Industrial Road.

The applicant is proposing:

- a Development Permit

in order to permit the construction of an industrial building in Bridgeview.

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 Council approve the attached

Development Permit No. 7902-0355-00 (Appendix IV), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R03-2180

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD**10. 7903-0190-00****7690 - 160 Street****James Pernu, McElhanney Consulting Services Ltd./****Siro and Armandina Andolfatto**

Rezoning

From RA to RH-G to permit the subdivision into approximately 9 half-acre gross density lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7690 - 160 Street.

The applicant is proposing:

- a rezoning from RA to RH-G

in order to allow subdivision into approximately 9 half-acre residential gross density 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 Villeneuve

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 "Half-Acre Residential Gross Density Zone (RH-G)" (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.R03-2181

Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15109" pass its first reading.
 RES.R03-2182 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. 15109" pass its second reading.
 RES.R03-2183 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. 15109" be held at the
 City Hall on September 29, 2003, at 7:00 p.m.
 RES.R03-2184 Carried

NEWTON

11. **7903-0281-00**
6670 - 127 Street, 12708/20/30/40/48/56/66/78/88 - 67 Avenue,
6673 - 127A Street & 6657/63/71/77 - 128 Street
McElhanney Consulting Services Ltd./Simerjit Saran, Paramjit Pandher &
Manjinder Bal
 Development Variance Permit
To vary rear yard and side yard setbacks.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 6670 - 127 Street, 12708/20/30/40/48/56/66/78/88 - 67 Avenue, 6673 - 127A Street and 6657/63/77 - 128 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - side yard setback for principal buildings on all lots is varied from 1.8 metres (6 ft.) to 1.2 metres (4 ft.);
 - rear yard setback for principal building on Lot 9 is varied from 10 metres (33 ft.) to 7.5 metres (25 ft.); and
 - rear yard setback for accessory buildings and structures on Lots 2, 6 and 8 is varied from 3.5 metres (11.5 ft.) to 1.8 metres (6 ft.)

in order to permit the development of single family homes on compact lots.

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

Delegation:

Mr. James Pernu, McElhanney Consulting Services Ltd., and applicant were in attendance and the comment was made that the applicant had requested several variances, which City staff had reviewed and supported. He continued, however, that City staff were not prepared to support a relaxation of the rear yard setbacks for lots 2, 6 and 8. He added that the proposed garages would fall within the buffer area and the applicant requests that the buffer be relocated to the side yard to allow detached garages with sufficient setback. Mr. Pernu noted that a corner lot on the property directly to the south had a similar arrangement wherein the buffer zone was relocated to the sideyard and a narrow strip in the rear yard.

Councillor Higginbotham entered the meeting at 4:08 p.m.

It was

Moved by Councillor Bose
Seconded by Councillor Hunt
That:

1. The requested variance to reduce the rear yard setback requirement for accessory buildings and structures of the "Comprehensive Development Zone (CD)" (By-law No. 14919) on Lots 2, 6 and 8 for accessory buildings and structures from 3.5 metres (11.5 ft.) to 1.8 metres (6 ft.) be denied.
2. Council approve Development Variance Permit No. 7903-0281-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback for principal buildings of the "Comprehensive Development Zone (CD)" (By-law No. 14919) from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) on all lots; and
 - (b) to reduce the minimum rear yard setback for principal buildings of the "Comprehensive Development Zone (CD)" (By-law No. 14919) from 10 metres (33 ft.) to 7.5 metres (25 ft.) on Lot 9 only.

RES.R03-2185

Carried

12. **7903-0175-00**
13484 - 64 Avenue and 6361 - 135 Street; and portion of a lane to be closed and consolidated with the site.
Mr. Eric Aderneck/Wesley and Wendy Chong; Norseman Management Ltd., Inc. No. 332310
Rezoning
From RF and RF-G to CD to allow a subdivision of approximately 6 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13484 - 64 Avenue and 6361 - 135 Street; and portion of a lane to be closed and consolidated with the site..

The applicant is proposing:

- a rezoning from RF and RF-G to CD

in order to allow a subdivision into approximately 6 single-family lots.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the southerly portion of 13484 - 64 Avenue and a portion of a municipal lane from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000); and to rezone 6361 - 135 Street from "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and

- (d) completion of a road closure by-law to facilitate the closure of a surplus lane and sale of the property from the City to the applicants for inclusion in the project.

RES.R03-2186

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15110" pass its first reading.

RES.R03-2187

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. 15110" pass its second reading.

RES.R03-2188

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. 15110" be held at the
 City Hall on September 29, 2003, at 7:00 p.m.

RES.R03-2189

Carried

- 13. 7903-0142-00**
14838/60/76 - 68 Avenue
Roger Jawanda, CitiWest Consulting Ltd./
Ajmer Mahal, Surinder Mahal, Davinder S. Mahal and Harkanwal
S. Mahal; Mario Piattelli, Santino Santoro and Tina C. Piattelli; Jagjit Singh
Kooner, Baljeet Kaur Kooner, Harvinder Singh Duhra and
Jasbinder Singh Duhra
 Rezoning
From RA to RF to permit the subdivision into approximately 26 single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 14838/60/76 - 68 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the subdivision into approximately 26 single family residential lots.

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

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

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

RES.R03-2190

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15111" pass its first reading.

RES.R03-2191

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. 15111" pass its second reading.

RES.R03-2192

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. 15111" be held at the
City Hall on September 29, 2003, at 7:00 p.m.

RES.R03-2193

Carried

14. 7903-0094-00**12720 - 66 Avenue and 12726 - 66 Avenue****Dr. Parmjit Kang**

Rezoning/Development Permit/Development Variance Permit

Rezone a portion of the site from RA to RM-30; DP, and DVP to reduce the front and side yard setbacks and to permit visitor parking in the setback area, to permit the development of a 52-unit multi-family residential complex. .

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Variance Permit and Development Permit on properties located at 12720 - 66 Avenue and 12726 - 66 Avenue.

The applicant is proposing:

- a rezoning from RA to RM-30 on 12726 – 66 Avenue;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
 - To reduce the minimum front (north) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to allow covered entry porches to encroach into the setback area;
 - To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for proposed building No. 8; from 7.5 metres (25 ft.) to 2.3 metres (7.8 ft.) for proposed building No. 7; and from 7.5 metres (25 ft.) to 5.7 metres (18.7 ft.) for proposed building No. 6;
 - To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 t.) to 4.5 metres (15 ft.) for proposed buildings No. 6, 7 & 8; and
 - To permit visitor parking in the required east side yard

in order to permit the development of a 52-unit townhouse complex.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That:

1. a By-law be introduced to rezone 12726 - 66 Avenue 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. 7903-0094-00 for 12720 and 12726 - 66 Avenue in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7903-0094-00, varying the following, to proceed to Public Notification:
 - (a) To reduce the minimum front (north) yard setback of the RM-30 Zone from 7.5 metres (25 t.) to 6.0 metres (20 ft.) to allow covered entry porches to encroach into the setback area;
 - (b) To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for proposed building No. 8; from 7.5 metres (25 ft.) to 2.3 metres (7.8 ft.) for proposed building No. 7; and from 7.5 metres (25 ft.) to 5.7 metres (18.7 ft.) for proposed building No. 6;
 - (c) To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed buildings No. 6, 7 and 8; and
 - (d) to permit visitor parking in the required east side yard setback.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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; and
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the assigned tandem parking spaces into livable space.

RES.R03-2194

Carried

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15112" pass its first reading.
RES.R03-2195 Carried

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

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15112" pass its second reading.
RES.R03-2196 Carried

It was then Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15112" be held at the
City Hall on September 29, 2003, at 7:00 p.m.
RES.R03-2197 Carried

SOUTH SURREY

15. **7903-0058-00**
17516 - 4th Avenue
David Bird, Douglas Developments Ltd./Douglas Developments Ltd.
Development Variance Permit
To permit a 1.8 m (6 ft.) fence along the front yard on 2nd Avenue

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 17516 - 4 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - to vary the maximum allowable height of fence along 2nd Avenue (front yard) from 1.2 m (4 ft.) to 1.8 m (6 ft.)

in order to permit a noise attenuation fence along 2nd Avenue.

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

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

1. Council approve Development Variance Permit No. 7903-0058-00 (Appendix II), varying the following, to proceed to Public Notification:
 - to vary maximum permissible height for fencing within a required front yard of Part 4 (Fencing) of the Surrey Zoning By-law (No. 12000) from 1.2 m (4 ft.) to 1.8 m (6 ft.).

RES.R03-2198

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

16. **7903-0291-00**
15409 Fraser Highway
Sharon Coesel, Sign-O-Lite/Harry's Car Wash
Development Permit
To permit the construction of a free-standing sign for an existing car wash facility.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15409 Fraser Highway.

The applicant is proposing:

- a Development Permit

in order to permit the installation of a free-standing sign for an existing car wash facility.

Delegation:

A representative of Sign-O-Lite was in attendance and commented that the proposed sign is cartoon style. He noted that City staff advised that the sign did not reflect the architecture of the building and the area. He pointed out that the building is designed in the style of a retro 1950's car wash and that it was the applicant's intention that the three dimensional sign add character to the building and the area. He continued that the recommendation by Planning & Development Department to incorporate the address in the sign could be easily handled and addressed the landscaping issues around the brick base of the proposed sign. He

added that there was no other signage at this location other than the signage on the building. He advised that the proposed sign is under the height and square footage allowed under the current by-law and noted the objections appear to be concerning the shape and colour of the proposed sign.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That this application be referred back to staff to negotiate a design which reflects the requirements of the Official Community Plan and the emerging commercial architecture of the area.

RES.R03-2199

Carried

- 17. 7903-0176-00**
15357 Guildford Drive
Rick Johnson, Rimark Consulting Services/Cardiff Properties Ltd.
OCP Amendment/Rezoning/Development Permit/Development Variance Permit
Amend OCP from Multiple Residential to Commercial. Rezone from RA to CD. Development Permit to permit development of an auto mall. Development Variance Permit to vary the permitted maximum height of a free-standing sign from 4.5 m (15 ft.) to 40 m (131 ft.).

Councillor Tymoschuk left the meeting at 4:31 p.m. due to a potential conflict of interest as he is employed by Jim Pattison Group.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on property located at 15357 Guildford Drive.

The applicant is proposing:

- an OCP amendment from Multiple Residential to Commercial;
- a rezoning from RA to CD;
- a Development Permit; and
- a Development Variance Permit to relax the following Sign By-law regulation:
- to increase the maximum height of a free-standing sign from 4.5 m (15 ft.) to 40 m (131 ft.)

in order to permit the development of an auto mall in Guildford.

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

Delegation:

Rick Johnson, Rimark Consulting Services, was in attendance and commented that the proposed application is for the development of an auto mall on Guildford Drive to be known as the North Surrey Auto Mall, similar to the one in North Vancouver City. He continued that the property is currently zoned RA and the Official Community Plan designation is multiple family medium density. He related the previous history of the property and noted that a business park designation was explored at one time. He added that the present multiple-family residential use zoning would not be marketable in the area.

He noted that a traffic study was undertaken indicating traffic conditions in the area are congested but the auto mall would not aggravate this particular situation. He added that medium density multiple family development would add five times the amount of traffic density than an auto mall to the area.

Michael Burton-Brown, Architect, was also in attendance and commented that the design issues call for sensitivity to neighbours, clarity for customers, and assurances for the City of Surrey. He noted development permits would be required for each building on site and that the project would be developed in a timely manner. He added that the conceptual plan establishes existing residential interface combination of landscaping and concrete fence to the west, which would provide an effective visual and acoustic buffer. He continued that the proposed 8-foot high fence is frequently adopted fencing between neighbouring homes. Mr. Burton-Brown commented that the design criteria for the proposed building windows would not overlook neighbouring residential units and rooftop equipment would be screened. He also added that lighting schemes would be designed to avoid light spillage and no loudspeakers would be used for paging as personal paging is the industry standard.

Mr. Burton-Brown advised that no signs would be allowed on buildings facing neighbouring townhouses. He noted that a landscape monument to the southwest is proposed and that the application is open to incorporate suggestions for further development. He added that the site is more appropriate for the proposed development than the current zoning.

Bill Harbottle, Jim Pattison Automotive Group, was in attendance and noted that the benefits for this proposed development are significant. He continued that most concerns have or may be addressed given the opportunity to move this project forward. He noted the many planning and economic benefits surrounding the proposed application. He commented that in terms of planning and community, the benefits would include the provision of a buffer zone between the highway and the residential areas; contributions to the community, the business is important to Surrey residents as one third of disposable income is spent on vehicles, and the proposed development would provide jobs to Surrey residents.

He added that a significant number of new jobs would be created and employees would contribute to the vitality of the Guildford Town Centre. He continued that dealerships would relocate to the auto mall freeing up existing sites located on

major arterial roads. He noted that consumers approve the convenience of auto malls in that they provide pleasing, pedestrianized environments. He also noted that the auto industry not only provides jobs but also provides apprenticeship training in many fields.

Mr. Harbottle commented that the proposed auto mall would become a strong corporate citizen, which would participate and host many community programs and become involved in family, ICBC safety programs such as Young Driver education, and other programs. He continued that Surrey would see substantial and tangible economic benefits to Surrey from investment in the community through employment and direct payments to the City. He commented that an estimated \$59 million would be invested to development, construction labour would provide 424 person years of labour; \$19 million of construction material to be sourced in Surrey. He noted that an estimated 420 people would be employed providing more than 60% of new jobs to the City; over \$1 million in Development Cost Charges; \$1.2 million increased property tax revenue to the City, and reduced maintenance.

Mr. Harbottle commented that 1,073 residents were invited to attend a public information meeting and many attendees supported the plan with less than one third opposed. He added that the advantages and benefits associated with this proposal would be significant and that the applicant would address any concerns that arise. He continued that the proposed development would create many opportunities for employees and residents and would be completed with the highest standard. He then discussed the proposed sign location and height requirements.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Application No. 7903-0176-00 be

referred to staff to address the concerns and questions raised and report back to Council.

RES.R03-2200

Carried

Councillor Tymoschuk returned to the meeting at 5:38 p.m.

SOUTH SURREY

18. 7903-0170-00/01

2990, 3002, 3020 - 152 Street

Avondale Development Corp./South Point Annex (3) Ltd., Inc. No. 655651;

South Point Annex (2) Ltd., Inc. No. 655650; and South Point Annex (1)

Rezoning/Development Permit/Neighbourhood Pub

A CD By-law Amendment and Development Permit to permit changes to a commercial building and operation of a Liquor Primary Neighbourhood Pub.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, a Development Permit application, and an application for a Neighbourhood Pub on properties located at 2990, 3002, 3020 - 152 Street.

The applicant is proposing:

- an amendment to CD (By-law No. 14763); and
- a Development Permit Amendment

in order to permit the development of a commercial complex including a Liquor Primary Neighbourhood Pub.

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That:

1. a By-law be introduced to amend Comprehensive Development By-law No. 14763 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0170-01 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) approval from the Ministry of Transportation.
4. Council authorize staff to prepare a resolution for Council's consideration after the Public Hearing. This resolution will indicate whether Council after due consideration of the results of the Public Hearing, is in favour of the Neighbourhood Pub under a liquor-primary license, and if so, recommend to the Liquor Control & Licensing Branch (LCLB) any specific licensing conditions suggested by Council.

RES.R03-2201

Carried with Councillors Villeneuve and Hunt against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14763 Amendment By-law, 2003,
No. 15113" pass its first reading.
RES.R03-2202 Carried with Councillors Villeneuve and
Hunt against.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14763 Amendment By-law, 2003,
No. 15113" pass its second reading.
RES.R03-2203 Carried with Councillors Villeneuve and
Hunt against.

It was then Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14763 Amendment
By-law, 2003, No. 15113" be held at the City Hall on September 29, 2003, at
7:00 p.m.
RES.R03-2204 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

19. **7903-0182-00**
18850 and 18860 - 72 Avenue
Brad Hughes, Parkridge Homes (Clayton) Inc./Benchmark Management
Ltd.& Progressive Construction Ltd.; Gordon Banta and Darlene Banta
Rezoning/Development Permit/NCP Amendment
Rezone from RA to CD, NCP Amendment from High Density (22-45 upa) to
Medium Density (10-15 upa) and Development Permit to allow the construction
of 29 detached residential units in a comprehensive design in East Clayton.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, a Development Permit application, and a Neighbourhood Concept Plan Amendment application on properties located at 18850 and 18860 - 72 Avenue.

The applicant is proposing:

- a rezoning from RA to CD

- a Development Permit; and
- an NCP amendment from High Density Residential (22 - 45 upa) to Medium Density Residential (10 - 15 upa)

in order to permit the development of 29 detached residential units in a comprehensive design 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 Steele
That:

1. a By-law be introduced to rezone portions of the properties from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7903-0182-00 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) the applicant adequately addresses the impact of no indoor amenity space; and
 - (d) resolution of the shortfall in amenity contributions due to the decreased density, to the satisfaction of the General Manager, Planning & Development.
5. Council pass a resolution to amend the East Clayton NCP to redesignate the land from High Density Residential (22-45 upa) to Medium Density Residential (10-15 upa) when the project is considered for final adoption.

RES.R03-2205

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15114" pass its first reading.
 RES.R03-2206 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. 15114" pass its second reading.
 RES.R03-2207 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. 15114" be held at the
 City Hall on September 29, 2003, at 7:00 p.m.
 RES.R03-2208 Carried

**20. 7903-0158-00
 6842 - 192 Street**

McElhanney Consulting Ltd./Samra Holdings Ltd.

Rezoning

From RA to RF-9C and RF-12C to allow subdivision into approximately 33 small single family lots and a remainder lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6842 - 192 Street.

The applicant is proposing:

- a rezoning from RA to RF-9C and RF-12C

in order to permit the development of approximately thirty-three (33) small single family lots, 24 with 9-metre (30 ft.) frontages and 9 with 12-metre (40 ft.) frontages and a remainder lot.

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

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

1. a By-law be introduced to rezone portions of the site 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 "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
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.R03-2209 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15115" pass its first reading.

RES.R03-2210 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. 15115" pass its second reading.

RES.R03-2211 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. 15115" be held at the
City Hall on September 29, 2003, at 7:00 p.m.

RES.R03-2212 Carried

FLEETWOOD/GUILDFORD

21. **7903-0162-00**
9350 - 164 Street & Portions of 16496 & 16532 - 96 Avenue
and a Portion of Park at 9420 - 164 Street
New East Consulting Services Ltd./City of Surrey and FDG Property
Management Ltd. Inc. Co. 74582
Rezoning
A portion of the properties from A-1, RH-G and RA-G to RH-G to allow subdivision into approximately thirty-one (31) half-acre residential gross density lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 9350 - 164 Street & Portions of 16496 & 16532 - 96 Avenue and a Portion of Park at 9420 - 164 Street

The applicant is proposing:

- a rezoning from A-1, RH-G and RA-G to RH-G

in order to allow subdivision into approximately thirty-one (31) half-acre residential gross density 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 Steele
Seconded by Councillor Watts
That:

1. a By-law be introduced to rezone a portion of the properties (Block A on the Survey Plan) from "General Agriculture Zone (A-1)" (By-law No. 12000), "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and "Acreage Residential Gross Density Zone (RA-G)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
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) discharge of "no build" Restrictive Covenant registered on title of Lot 1 located on portions of 16496 and 16532 - 96 Avenue.

RES.R03-2213 Carried with Councillor Bose against

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15116" pass its first reading.

RES.R03-2214 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. 15116" pass its second reading.

RES.R03-2215 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. 15116" be held at the
City Hall on September 29, 2003, at 7:00 p.m.

RES.R03-2216 Carried

NEWTON

22. 7903-0273-00

8213/39 - 140 Street

Peter Lovick/656166 B.C. Ltd.

Development Permit/Development Variance Permit

*Development Permit to amend the design of a seniors housing project and a
Development Variance Permit to vary the number of required parking.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 8213/39 - 140 Street.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:

- the required parking is reduced from 98 stalls to 79 stalls

in order to permit the development of a multiple residential senior's complex comprising approximately 127 assisted living 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 Watts
That:

1. Council authorize staff to draft Development Permit No. 7903-0273-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0273-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the number of minimum on-site parking spaces from 98 to 79.

RES.R03-2217

Carried

- 23. 7903-0095-00**
6116 - 128 Street
Ionic Architecture Inc. (Mr. Sam Chan)/Panorama Plateau Gardens Ltd.
 Development Permit
To amend the site layout of a townhouse development.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 6116 - 128 Street.

The applicant is proposing:

- a Development Permit

in order to amend Development Permit No. 7997-0051-00 for the construction of 35 semi-detached and single detached strata 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 Watts
That:

1. Council approve the applicant's request to eliminate the required indoor amenity space.
2. Council authorize staff to draft Development Permit No. 7903-0095-00 generally in accordance with the drawings in Appendix II of the report, and that the main access point be adjusted to address concerns of the Engineering Department.

RES.R03-2218

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14845"

7902-0253-00 - Jasmail and Charanjit Sran, c/o Jasmail Sran

RA (BL 12000) to RF (BL 12000) - 13335 - 60 Avenue - to permit the development of six single family lots.

Approved by Council: November 4, 2002

- * Planning & Development advise that (reference memorandum dated August 13, 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 accordance with Council's policy, a basement entry home will be permitted on Lot 2 only. Secondary suites are not permitted.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14845" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2219

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15082"

7902-0303-00 - Newton Shopping Plaza Inc., 337805 B.C. Ltd.,
c/o Kasian Kennedy Architecture Interior Design &
Planning Inc.

C-8 (BL 12000) to CD (BL 12000) - 13790 - 72 Avenue - 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.

Approved by Council: July 7, 2003

Note: A Development Permit (7902-0303-00) on the site is to be considered for
Final Approval under Item I.1.(a).

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15082" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2220

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15034"

7903-0011-00 - June Remey

RA (BL 12000) to RF (BL 12000) - 9431 - 159A Street - to allow subdivision into two single family lots.

Approved by Council: May 26, 2003

- * Planning & Development advise that (reference memorandum dated September 2, 2003 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15034" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2221

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14885"

7902-0184-00 - Mohinder and Surinder Randhawa, c/o Hunter Laird Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 9498 - 160 Street - to allow subdivision into approximately seven (7) single family lots and one (1) remainder lot.

Approved by Council: January 6, 2003

- * Planning & Development advise that (reference memorandum dated September 4, 2003 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14885" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-2222 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15055"
 7903-0079-00 - Dorothy Hunt and Maurice Taylor, City of Surrey,
 c/o Ekam Development Ltd. (Jagdip Sivia and Mike Weir)

RA (BL 12000) to RF-12 (BL 12000) - 7398 - 124 Street and Portion of
 7378 - 124 Street to permit subdivision into 29 single family lots.

Approved by Council: June 9, 2003

- * Planning & Development advise that (reference memorandum dated
 September 4, 2003 in By-law back-up) the building scheme which has been filed
 with the City Clerk has been developed by a Design Consultant based on a
 character study of the surrounding neighbourhood. The building scheme will be
 registered concurrently with the subdivision plan pursuant to Section 220 of the
 Land Title Act. A 219 Restrictive Covenant will also be registered to tie the
 building scheme to the land.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15055" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-2223 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15014"
 7902-0200-00 - Frederick Stevens, Tak Yee Developments Ltd., Reginald Chu,
 Sylvester Chu, Lakewood 120 Development Ltd.,
 c/o Stephen Luking, Lakewood Development Ltd.

RA (BL 12000) and RS (BL 5942) to CD (BL 12000) - 6712, 6738, 6768,
 and 6788 - 120 Street - to consolidate the sites to permit the construction
 of a multi-family development containing 191 apartment and townhouse
 units, and amenity building.

Approved by Council: May 5, 2003

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15014" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2224

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

(a) **Development Permit No. 7902-0303-00**
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)
 13790 - 72 Avenue

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

"That Development Permit No. 7902-0303-00 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 15082, H.2 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Permit
 No. 7902-0303-00 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.R03-2225

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

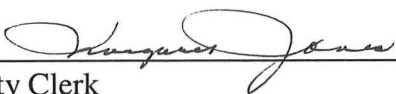
meeting do now adjourn.
RES.R03-2226

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


Carried

The Regular Council- Land Use meeting adjourned at 5:40 p.m.

Certified Correct:



City Clerk



Mayor