



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, OCTOBER 6, 2003  
Time: 4:25 p.m.

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**Present:**

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

**Absent:**

Councillor Hunt

**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

**Councillors Entering  
Meeting as Indicated:**

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Mayor McCallum noted that the following applications would not be dealt with at the Regular Council Land Use meeting pursuant to written requests received from the applicants:

1. Item E.1 - Delegations  
Paul Spelliscy, Elgin Ratepayers Association
2. Item B.11 - Application No. 7903-0176-00  
Proposed Auto Mall in Guildford at 15357 Guildford Drive

The Mayor then noted that there was documentation regarding by-laws relating to Item C.1 - Campbell Heights Local Area Plan - Implementation Report addressing the proposed IB-1 and IB-2 zones.

**A. ADOPTION OF MINUTES****B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD**

1. **7903-0260-00**  
**1730 Guildford Town Centre**  
**Jeremy Woolf, The ABBARCH Partnership Architects/  
Ivanhoe Cambridge I Inc.**  
Development Permit/Development Variance Permit  
*Development Permit to permit an addition and renovations to the existing Sears store in Guildford Shopping Centre. Development Variance Permit to relax the maximum building height for the north and east building entrances and to vary fascia signage provision.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 1730 Guildford Town Centre.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to increase the maximum building height of the C-8 Zone from 12.0 metres (40 ft.) to 13.85 metres (45.4 ft.) for the north and east building entrances; and
  - to vary Surrey Sign By-law to allow one (1) fascia sign on the west building elevation which does not front a street

in order to permit an addition and renovations to the existing Sears store in the Guildford Shopping Centre.

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

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Watts

That:

1. Council authorize staff to draft Development Permit No. 7903-0260-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0260-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of the C-8 Zone from 12.0 metres (40 ft.) to 13.85 metres (45.4 ft.) for the north and east building entrances; and
  - (b) to vary Surrey Sign By-law to allow one (1) fascia sign on the west building elevation which does not front a street.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) resolution of the outstanding design issues including the Crime Prevention through Environmental Design (CPTED) issues related to surveillance of pedestrian and parking areas on the east building elevation, as recommended by the Advisory Design Panel, to the satisfaction of the Planning & Development Department;
- (c) submission of revised landscaping plans and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (d) issuance of Development Variance Permit No. 7903-0260-00.

RES.R03-2427

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE****2. 7903-0044-00****18655 and 18715 - 65A Avenue and Portion of 65A Avenue****Mike Helle, Coastland Engineering & Surveying Ltd./Harchand Singh Bagri, Parminder Kaur Bagri, Harprit Singh Bagri, Mundi Holdings Ltd. (Inc. No. 430266), Jatinder Singh Ghuman, Harminder Kaur Ghuman, Brajender Singh Dhillon; Manjit Singh Bains, Gurpreet Gill****Rezoning/NCP Amendment***Rezone from RA to RF-12 and NCP Amendment from Townhouse/Cluster (8 units per acre) to Single Family Residential to allow subdivision into approximately 17 small single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an NCP Amendment application on properties located at 18655 and 18715 - 65A Avenue and portion of 65A Avenue.

The applicant is proposing:

- a rezoning from RA to RF-12; and
- an NCP amendment from Townhouse/Cluster (8 units per acre) to Single Family Residential

in order to allow subdivision into approximately 17 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.

It was

Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to rezone the site and a portion of 65A Avenue 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 (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) approval of the proposed road closure of the remaining north portion of 65A Avenue;
  - (d) address the shortfall in the NCP amenity contribution as to the satisfaction of the City; and
  - (e) registration of a no build covenant on proposed Lot 17 to allow a possible land exchange swap with the City.
3. Council pass a resolution to amend North Cloverdale East Neighbourhood Concept Plan to redesignate the land from Townhouse/Cluster (8-15 units per acre) to Single Family Residential.

RES.R03-2428

Carried

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15135" pass its first reading.

RES.R03-2429

Carried

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15135" pass its second reading.  
 RES.R03-2430 Carried

It was then Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15135" be held at the  
 City Hall on October 27, 2003, at 7:00 p.m.  
 RES.R03-2431 Carried

### FLEETWOOD/GUILDFORD

#### 3. 7903-0188-00

**10672 - 164A Street  
 Kerry and Lee Jocelyn**

Rezoning

*From RF to CCR to permit the operation of a childcare centre for a maximum of 25 children within a single family dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 10672 - 164A Street.

The applicant is proposing:

- a rezoning from RF to CCR

in order to permit the development of a childcare centre, within a single family dwelling, for a maximum of 25 children.

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

#### Delegation

The applicant was in attendance and commented that there is an undisputed need for regulated daycare in the Fraser Heights area to ensure the safety and well being of children. She continued that there are many unlicensed people taking in children in an unregulated daycare setting, which is not a solution. She noted that the location is ideal as it backs onto Fraser Wood Elementary School and is adjacent to the school walkway, allowing children to be accompanied to school by a licensed adult.

She added that there is sufficient parking, that several clients currently walk their children to the daycare, and that she did not expect any added congestion. She continued that the cul-de-sac is wide open and contains no center island providing sufficient space for drop off and pick up.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That Application No. 7903-0188-00 be  
 tabled for two weeks in order that the applicant may arrange a Public Information  
 Meeting with the area residents and report the results back to staff.

RES.R03-2432

Carried**4. 7903-0110-00****9055 and 9069 - 160 Street****Field and Marten Associates Inc./Elim Housing Society**

Development Permit/Development Variance Permit

*Development Permit to permit construction of a three-storey supportive housing/independent living building. Development Variance Permit to vary the minimum lot area requirement and the minimum number of parking spaces.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 9055 and 9069 - 160 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
  - to reduce the number of on-site parking spaces from 170 to 122; and
  - to reduce the minimum lot area requirement of CD By-law No. 13757

in order to permit the development of a three-storey supportive housing independent/living building in a phased seniors development.

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

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

1. Council authorize staff to draft Development Permit No. 7903-0110-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0110-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to reduce the number of required on-site parking spaces from 170 to 122; and

- (b) to reduce the minimum lot area requirement of the CD Zone (By-law No. 13757) from 20,500 square metres (220,667 sq.ft.) to 10,360 square metres (111,518 sq.ft.).
3. Council instruct staff to resolve the following issues prior to approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a 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 revised landscaping plans and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) submission of revised architectural plans to the specification and satisfaction of the City Architect; and
- (f) issuance of Development Variance Permit No. 7903-0110-00.

RES.R03-2433

CarriedNEWTON

5. **7903-0214-00**  
**14875, 14925/39/67/85, 15021 - 59 Avenue**  
**CitiWest Consulting Ltd. (Mr. Roger Jawanda)/Satish Kumar, Malkeet S. Gill, Amarjit S. Sanghera and Harjit S. Nagra; Derek William Copeland; Donna Marlyne Cole; Prem Kumar Mattu; Gurmit S. Pannu, Manprit K. Pannu**  
 Rezoning/NCP Amendment  
*Rezone from RA to RF-12, to allow subdivision into approximately 42 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an NCP Amendment application on properties located at 14875, 14925/39/67/85, 15021 - 59 Avenue.

The applicant is proposing:

- to amend the NCP designation of the area outlined in the plan attached as Appendix IV, from "Single Family Residential" designation to "Single Family Small Lots" designation; and

- to rezone the properties located at 14875, 14925, 14939, 14967 and 14985 - 59 Avenue from RA to RF-12, and the property located at 15021 - 59 Avenue from RA to RF

in order to allow subdivision into approximately 42 single family residential small lots (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 Tymoschuk  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the properties located at 14875, 14925, 14939, 14967 and 14985 - 59 Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (12) (RF-12)" (By-law No. 12000) and the property located at 15021 - 59 Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
3. Council pass a resolution to amend South Newton NCP to redesignate the land outlined in the plan attached as Appendix IV from "Single Family Residential" designation to "Single Family Small Lots" designation when the project is considered for final adoption.

RES.R03-2434

Carried

It was

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

No. 12000, Amendment By-law, 2003, No. 15136" pass its first reading.

RES.R03-2435

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. 15136" pass its second reading.  
RES.R03-2436 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. 15136" be held at the  
City Hall on October 27, 2003, at 7:00 p.m.  
RES.R03-2437 Carried

- 6. 7903-0113-00**  
**14870 - 76 Avenue**  
**(Serge Djakovacki) CanAsia Env. & Eng. Ltd./Hayer Homes Ltd.,**  
**Inc. No. 281313**  
Rezoning  
*From RA to RF to permit subdivision into 10 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 14870 - 76 Avenue.

The applicant is proposing:

- a rezoning from RA to RF.

in order to allow subdivision into 10 single family lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law 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 issue prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
- (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-2438

Carried

It was

Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15137" pass its first reading.

RES.R03-2439

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. 15137" pass its second reading.

RES.R03-2440

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. 15137" be held at the  
 City Hall on October 27, 2003, at 7:00 p.m.

RES.R03-2441

Carried**7. 7902-0396-00****8022 - 140 Street****Mr. Bahadar Singh Sandhu/Rano Kaur Sandhu**

Rezoning

*From RA to RF-12 to allow for a subdivision of 3 single family residential lots.*

The General Manager of Planning & Development submitted a report concerning  
 an application for rezoning on property located at 8022 - 140 Street.

The applicant is proposing:

- a rezoning from RA to RF-12;

in order to allow subdivision into 3 single family residential lots including a  
 dedicated park area.

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. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to Single Family Residential 12 Zone (RF-12)" (By-law No. 12000, and a date be set for Public Hearing.
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) input from the Department of Fisheries and Oceans;
  - (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 for reinstatement of the subject site and leave strip area adjacent to the stream course;
  - (f) relocation of the sanitary sewer connection for the existing home to a sewer on 140 Street, and removal of the sewer connection;
  - (g) registration of a permanent vehicular access right-of-way over the north 6.0 metres (19.6 ft.) of Lot 3; and
  - (h) register a Restrictive Covenant over Lot 3 to require closure of the existing driveway at 140 Street, reinstating the driveway with landscaping and permanent vehicular access to 140 Street via the 6 metre (19.6 ft.) public access right-of-way.

RES.R03-2442

Carried

It was

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

No. 12000, Amendment By-law, 2003, No. 15138" pass its first reading.

RES.R03-2443

Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15138" pass its second reading.  
RES.R03-2444 Carried

It was then Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15138" be held at the  
City Hall on October 27, 2003, at 7:00 p.m.  
RES.R03-2445 Carried

- 8. 7902-0364-00**  
**6253 and 6271 - 133 Street**  
**Mike Helle, c/o Coastland Engineering & Surveying Ltd./Ekam Development Ltd.;**  
**Kuldip Singh Dhaliwal and Balwinder Kaur Dhaliwal**  
Rezoning  
*From RA to RF-12 to permit subdivision into approximately 11 single family small lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6253 and 6271 - 133 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into approximately 11 single family residential small lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (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.R03-2446

Carried

It was

Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15139" pass its first reading.

RES.R03-2447

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. 15139" pass its second reading.

RES.R03-2448

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. 15139" be held at the  
 City Hall on October 27, 2003, at 7:00 p.m.

RES.R03-2449

Carried**SOUTH SURREY****9. 7903-0087-00****3300 - 157A Street****Steve Barker, Genex Development/Morgan Creek Holdings, Inc. No. 533910**

Rezoning/Development Permit/NCP Amendment

*Rezone from A-1 to CD. NCP amendment from Townhouse to Compact Single  
 Family/Cluster. Development Permit to allow development of 39 single detached  
 and semi-detached units.*

The General Manager of Planning & Development submitted a report concerning  
 an application for rezoning, a Development Permit application, and an NCP  
 Amendment application on property located at 3300 - 157A Street.

The applicant is proposing:

- an NCP amendment for the southern portion from Townhouse to Compact Single Family/Cluster;
- a rezoning from A-1 to CD; and
- a Development Permit

in order to allow subdivision into 39 single detached and semi-detached 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 Watts  
Seconded by Councillor Tymoschuk  
That:

1. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7903-0087-00 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 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 specification and satisfaction of the City Landscape Architect;
  - (e) the applicant adequately address the impact of no indoor amenity space;
  - (f) the applicant adequately address the impact of shortfall in amenity contribution due to the proposed NCP amendment; and

(g) the applicant adequately resolve public pathway connections through the site.

5. Council pass a resolution to amend Rosemary Heights Central NCP to redesignate the southern portion of the land from Townhouse to Clustering at Single Family Density when the project is considered for final adoption.

RES.R03-2450 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15140" pass its first reading.

RES.R03-2451 Carried with Councillor Bose against.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15140" pass its second reading.

RES.R03-2452 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15140" be held at the  
City Hall on October 27, 2003, at 7:00 p.m.

RES.R03-2453 Carried

**10. 7903-0261-00**

**3310 and 3320 - 144 Street**

**Lisa Balsor, Nico River Development Ltd./Charles Gerald Howes and  
Sandra Lorraine Howes; Shu Mao Chiu and Lin I-Meng Chiu**

Rezoning

*From RA to RH-G in order to permit the development of 10 single family lots with  
a dedication of 15% parkland.*

The General Manager of Planning & Development submitted a report concerning  
an application for rezoning on properties located at 3310 and 3320 - 144 Street.

The applicant is proposing:

- a rezoning from RA to RH-G

in order to allow subdivision into 10 single family lots with a dedication of 15% parkland.

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 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) ensure that all Parks, Recreation & Culture Department requirements are addressed;
  - (c) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-2454 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15141" pass its first reading.

RES.R03-2455 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. 15141" pass its second reading.

RES.R03-2456 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. 15141" be held at the City Hall on October 27, 2003, at 7:00 p.m.

RES.R03-2457

Carried

## COMMERCIAL/INDUSTRIAL

### FLEETWOOD/GUILDFORD

#### 11. 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.*

*DP to permit development of an auto mall. DVP to vary the permitted height of a free-standing sign from 4.5 m (15 ft.) to 33 metres (108 ft.).*

Mayor McCallum noted that Item B.11 was not in order for consideration at this time.

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

#### 12. 7903-0156-00

**16508, 16540, 16584, 16630 - 60 Avenue; Portion of 16670 - 60 Avenue**

**Hunter Laird Engineering Ltd./Gary and Shirley Roe; Gar Campbell;**

**Friedrich Jakob; City of Surrey**

Rezoning/Development Variance Permit/NCP Amendment

*Rezone from RA and PC to RF-SD, RF-9 and RF-12. DVP to reduce the lot width of two proposed lots. Amend NCP to permit the development of approximately 38 semi-detached and 68 small single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, a Development Variance Permit application, and an NCP Amendment application on properties located at 16508, 16540, 16584, 16630 - 60 Avenue; Portion of 16670 - 60 Avenue.

The applicant is proposing:

- a rezoning from RA and PC to RF-SD, RF-9 and RF-12;
- an NCP amendment from Rowhousing to small lots and semi-detached residential; and

- a Development Variance Permit to vary the following proposed RF-SD Zone regulations:
  - to reduce the minimum lot width from 8.7 metres (29 ft.) to 8.3 metres (27 ft.) for corner lots for proposed Lots 69 and 90

in order to permit the development of approximately 38 semi-detached residential lots, 28 small single family lots with 9 m (30 ft.) frontages and 40 small single family lots with 12 m (40 ft.) frontages.

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. a By-law be introduced to incorporate the "Semi-Detached Residential Zone (RF-SD)" into Zoning By-law No. 12000 as documented in Appendix IX and a date be set for Public Hearing.
2. a By-law be introduced to rezone portions of the site (Blocks A, B and C on the Survey Plan attached as Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Cemetery Zone (PC)" (By-law No. 2000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 2000) (Block C), "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) (Block B) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block A) and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7903-0156-00 (Appendix VIII), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width for corner lots of the proposed RF-SD Zone for proposed Lots 69 and 90 from 8.7 metres (29 ft.) to 8.3 metres (27 ft.); and
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;

- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) provision of amenity contributions in accordance with the West Cloverdale South Neighbourhood Concept Plan (NCP);
- (f) registration of a party wall agreement for the RF-SD zoned portion of the subject site to the satisfaction of the Building Division; and
- (g) Council approval of the sale of approximately 1.3 hectares (3 acres) of an unused portion of the Surrey Centre Cemetery lands.

6. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan to redesignate the land from Rowhousing to Semi-Detached Residential and Small Lots when the project is considered for final adoption (Appendix X).

RES.R03-2458 Carried with Councillor Bose against.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Text Amendment By-law, 2003, No. 15145" pass its first reading.

RES.R03-2459 Carried with Councillor Bose against.

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

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Text Amendment By-law, 2003, No. 15145" pass its second reading.

RES.R03-2460 Carried with Councillor Bose against.

It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15145" be held at  
the City Hall on October 27, 2003, at 7:00 p.m.

RES.R03-2461 Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15146" pass its first reading.

RES.R03-2462 Carried with Councillor Bose against.

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

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15146" pass its second reading.  
 RES.R03-2463 Carried with Councillor Bose against.

It was then Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15146" be held at the  
 City Hall on October 27, 2003, at 7:00 p.m.  
 RES.R03-2464 Carried

### SOUTH SURREY

**13. 7903-0210-00**  
**14615, 14585, 14667 & 14643 - 32 Avenue, 3347 King George Highway**  
**Raymond Ayers, Pacific Pointe Homes/Ewald and Donna Jensen; Gerald**  
**and Lesley Deaust; Cecil and Shirley Jagroop; Leonard and Else Hengeveld;**  
**Gary Browne**

Rezoning/Development Permit

Rezone from RS (By-law No. 5942) and RA (By-law No. 12000) to RM-10  
 (By-law No. 12000) and RH (By-law No. 12000). Development Permit to permit  
 development of a 76 unit multi-family residential project.

The General Manager of Planning & Development submitted a report concerning  
 an application for rezoning, and a Development Permit on properties located at  
 14615, 14585, 14667 & 14643 - 32 Avenue, 3347 King George Highway .

The applicant is proposing:

- a rezoning from RS (By-law No. 5942) and RA (By-law No. 12000) to  
 RM-10 and RH (By-law No. 12000); and
- a Development Permit

in order to permit the development of a 76 unit multi-family residential project.

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

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

1. a By-law be introduced to rezone 14615, 14585, 14667,  
 14643 - 32 Avenue and the western portion of 3347 King George

Highway from "Suburban Residential Zone (RS)" (By-law No. 5942 and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 10 Zone (RM-10)" (By-law No. 12000) and the eastern portion of 3347 King George Highway from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7903-0210-00 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) input from the Department of Fisheries & Oceans;
  - (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; and
  - (g) registration of a "no build" restrictive covenant regarding a 10 m (33 ft.) setback to the Semiahmoo Trail.

RES.R03-2465

Carried

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15147" pass its first reading.

RES.R03-2466

Carried

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

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15147" pass its second reading.

RES.R03-2467

Carried

It was then

Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15147" be held at the  
 City Hall on October 27, 2003, at 7:00 p.m.

RES.R03-2468

Carried

## C. CORPORATE REPORTS

1. The Corporate Report under date of October 6, 2003 was considered and dealt with as follows:

**Item No. L013** Campbell Heights Local Area Plan -  
 Implementation Report  
 File: 6520-20 (Campbell Heights)

The General Manager, Planning & Development submitted a report to provide Council with a summary of public input received at open houses held earlier this summer in relation to the proposed implementation of the Campbell Heights Local Area Plan related to the agreement between the City of Surrey and Kingswood Capital Corporation and Progressive Construction Ltd. to allow the Campbell Heights area to be opened for development. This report also documents the steps required to implement the first phase of industrial development in Campbell Heights, including the pre-zoning of some lands, preparation of design guidelines and the development of a design review and approval process.

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That Council:

1. Receive this report as information;
2. Approve an amendment to the Official Community Plan to delete the lands illustrated in Appendix "A" from the Designated Development Permit Area and authorize the City Clerk to bring forward the required amendment by-law for the required readings and to set a date for a Public Hearing;
3. Approve amendments to Surrey Zoning By-law, 1993, No. 12000 to incorporate the Business Park 1 Zone (IB-1) and Business Park 2 Zone (IB-2) and other related text amendments, as documented in Appendices "B" and "C", respectively, and authorize the City Clerk to bring forward the required amendment by-law for the required readings and to set a date for a Public Hearing;

4. Authorize the City Clerk to bring forward a by-law for the required readings which will rezone the lands illustrated in Appendix "D" from Intensive Agriculture Zone (A-2) (By-law No. 12000) and Comprehensive Development Zone (By-law No. 5942) to Business Park 1 Zone (IB-1) (By-law No. 12000) and to set a date for the related Public Hearing;
5. Authorize the City Clerk to bring forward a by-law for the required readings which will rezone the lands as described in Appendix "D" of this report from General Agriculture Zone (A-1) (By-law No. 12000) and Comprehensive Development Zone (By-law No. 5942) to Business Park 2 Zone (IB-2) and to set a date be set for the related Public Hearing;
6. Authorize the City Clerk to bring forward a by-law for the required readings, which will rezone the lands shown in Appendix "D" of this report from Intensive Agriculture Zone (A-2) (By-law No. 12000) to Neighbourhood Commercial Zone (C-5) and to set a date for the related Public Hearing; and
7. Instruct staff to resolve the following issues prior to Final Adoption of the above by-laws:
  - (a) Ensure that all engineering requirements and issues, including restrictive covenants, dedications and rights-of-way, where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) Ensure that the Purchaser (i.e., Kingswood Capital Corporation and Progressive Construction Ltd.) have signed an appropriate agreement and posted a letter of credit with the City that will act to guarantee the completion of the detailed design plans of the Development Cost Charge funded engineering services for the Phase 1 lands; and
  - (c) Finalize the Campbell Heights Business Park Design Guidelines to the satisfaction of the General Manager, Planning and Development.

RES.R03-2469

Carried with Councillor Bose against.**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

- 1. **Paul Spelliscy**  
**Elgin Ratepayers Association**  
**File: 8630-20/0550-20-10**

Paul Spelliscy, Elgin Ratepayers Association, was not in attendance.

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

**FINAL ADOPTIONS**

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14986"

7902-0370-00 - W & M 074 Ventures Inc. c/o Richard Brooks,  
H.Y. Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 10585 Sumac Place and  
16457 - 104 Avenue - to permit subdivision into approximately 18 single  
family lots.

Approved by Council: April 14, 2003

- \* Planning & Development advise that (reference memorandum dated September 30, 2003 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14986" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2470

Carried



2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14953"

7902-0337-00 - Roman and Catharina Pelech, Gregory Pelech, Sonja Pelech,  
c/o Mr. Kevin Shoemaker

RF (BL 12000) to RM-15 and RM-30 (BL 12000) - 15852 and  
15878 Fraser Highway - to permit two developments of approximately  
132 townhouse units.

Approved by Council: March 3, 2003

- \* At the March 24, 2003 Regular Council - Public Hearing meeting, Council requested the applicant work with staff to address sightline concerns raised by the owner of Boston Pizza.

In response, Planning & Development advise that (reference memorandum dated September 30, 2003 in by-law back-up) that the applicants have secured written acceptance from the owner of Boston Pizza, confirming that sightline concerns due to the sign monument have been addressed by the developer.

**Note:** A Development Permit (7902-0337-00) on the site is to be considered for Final Approval under Item I.1(a).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 14953" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2471

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14956"

7998-0199-00 - Kuldeep and Meera Virk, Harminder Samra, Harbhajan Duhra,  
Edward Farber, UMBER Developments Ltd.,  
c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 7474 and 7508 - 144 Street, 7491 and  
7519 Wiltshire Drive - to permit the development of approximately  
36 single family residential lots.

Approved by Council: March 3, 2003

- \* Planning & Development advise that (reference memorandum dated October 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 Higginbotham  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 14956" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2472

Carried

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14957"

7996-0336-00 - Rajwinder Johal, Robert Carriere, Nerpal and Ravinder Basi,  
Rajwinder & Sarabjit Johal, c/o Coastland Engineering &  
Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 7456 - 144 Street and 7459 Wiltshire  
Drive - to permit the development of approximately 12 single family  
residential lots.

Approved by Council: March 3, 2003

- \* Planning & Development advise that (reference memorandum dated  
October 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 Higginbotham  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 14957" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2473

Carried

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14864"

7902-0241-00 - Amrik and Kashmir Bains, Toor & Pattar Enterprises Ltd.  
c/o Rajinder Toor and Sandeep Bains

RA (BL 12000) to RF (BL 12000) - 14898 and 14920 - 68 Avenue - to  
permit subdivision into 14 single family residential lots.

Approved by Council: November 25, 2002

- \* Planning & Development advise that (reference memorandum dated September 26, 2003 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14864" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2474

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15050"  
7902-0295-00 - 646902 B.C. Ltd., c/o Matthew Cheng Architect Inc.

RF (BL 12000) to RM-30 (BL 12000) - 13909 and 13919 - 102 Avenue -  
to permit the development of 35 townhouse units in Surrey City Centre.

Approved by Council: June 9, 2003

**Note:** A Development Permit (7902-0295-00) on the site is to be considered for  
Final Approval under Item I.1(d).

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15050" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2475

Carried with Councillor Bose against.

## INTRODUCTIONS

7. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 38  
Amendment By-law, 2003, No. 15148"

3900-20-15148/6520-20 (Campbell Heights) Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is  
hereby further amended in Schedule C. Development Permit Area Guidelines  
under Designated Development Permit Areas by amending Section 2 and  
inserting "Figure C-1: Areas not Designated as Development Permit Area in  
Schedule C".

These amendments are necessary to implement the Campbell Heights Local Area Plan.

Approved by Council: To be approved  
Corporate Report Item No. L013

- \* This by-law is proceeding in conjunction with By-laws 15149, 15150, 15151 and 15152.

**Note:** This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. L013 of the Regular Council-Land Use Agenda.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 38 Amendment By-law, 2003, No. 15148"  
pass its first reading.

RES.R03-2476

Carried with Councillor Bose against.

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

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 38 Amendment By-law, 2003, No. 15148"  
pass its second reading.

RES.R03-2477

Carried with Councillor Bose against.

It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, Text No. 38 Amendment By-law,  
2003, No. 15148" be held at the City Hall on October 27, 2003, at 7:00 p.m.

RES.R03-2478

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15149"

3900-20-15149/6520-20 (Campbell Heights) - Council Initiated Text Amendment

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

The Index, Part 3 Zones - Section A, Part 4 General Provisions -  
Sub-section A.3(a) and Part 52 Comprehensive Development Zone are amended;

new Sections "Part 47A Business Park 1 Zone (IB-1)" and "Part 47B Business Park 2 Zone (IB-2)" are inserted.

These amendments are necessary to implement the Campbell Heights Local Area Plan.

Approved by Council: To be approved.  
Corporate Report Item No. L013

- \* This by-law is proceeding in conjunction with By-laws 15148, 15150, 15151 and 15152.

**Note:** This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. L013 of the Regular Council-Land Use Agenda.

It was	Moved by Councillor Tymoschuk Seconded by Councillor Watts That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15149" pass its first reading. RES.R03-2479
	<u>Carried</u> with Councillor Bose against.

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

It was	Moved by Councillor Tymoschuk Seconded by Councillor Watts That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15149" pass its second reading. RES.R03-2480
	<u>Carried</u> with Councillor Bose against.

It was then	Moved by Councillor Tymoschuk Seconded by Councillor Watts That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15149" be held at the City Hall on October 27, 2003, at 7:00 p.m. RES.R03-2481
	<u>Carried</u>

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15150"

3900-15150/6520-20 - (Campbell Heights) Council Initiated Amendment

CD (BL11355) and A-2 (BL12000) to IB-1 (BL12000) - 2460 - 192 Street,  
Portions of 2775 - 192 Street, and 19427 - 24 Avenue - to implement the  
Campbell Heights Local Area Plan

Approved by Council: To be approved.  
Corporate Report Item No. L013

\* This by-law is proceeding in conjunction with By-laws 15148, 15149, 15151 and 15152.

**Note:** This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. L013 of the Regular Council-Land Use Agenda.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15150" pass its first reading.  
RES.R03-2482 Carried with Councillor Bose against.

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. 15150" pass its second reading.  
RES.R03-2483 Carried with Councillor Bose against.

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. 15150" be held at the  
City Hall on October 27, 2003, at 7:00 p.m.  
RES.R03-2484 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15151"

3900-15151/6520-20 - (Campbell Heights) Council Initiated Amendment

CD (BL11356) and A-1 (BL12000) to IB-2 (BL12000) -  
19050 - 24 Avenue, 19178 - 24 Avenue, 19280 - 24 Avenue,  
19191 - 20 Avenue - to implement the Campbell Heights Local Area Plan

Approved by Council: To be approved  
Corporate Report Item No. L013

\* This by-law is proceeding in conjunction with By-laws 15148, 15149, 15150 and 15152.

**Note:** This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. L013 of the Regular Council-Land Use Agenda.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15151" pass its first reading.  
RES.R03-2485 Carried with Councillor Bose against.

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

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15151" pass its second reading.  
RES.R03-2486 Carried with Councillor Bose against.

It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15151" be held at the  
City Hall on October 27, 2003, at 7:00 p.m.  
RES.R03-2487 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15152"

3900-15152/6520-20 - (Campbell Heights) Council Initiated Amendment

A-2 (BL 12000) to C-5 (BL 12000) - Portion of 2775 - 192 Street - to  
implement the Campbell Heights Local Area Plan.

Approved by Council: To be approved  
Corporate Report Item No. L013

\* This by-law is proceeding in conjunction with By-laws 15148, 15149, 15150 &  
15151.

**Note:** This By-law will be in order for consideration, should Council approve the  
recommendations of Corporate Report Item No. L013 of the Regular  
Council-Land Use Agenda.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15152" pass its first reading.  
RES.R03-2488 Carried with Councillor Bose against.

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

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15152" pass its second reading.  
 RES.R03-2489 Carried with Councillor Bose against.

It was then Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15152" be held at the  
 City Hall on October 27, 2003, at 7:00 p.m.  
 RES.R03-2490 Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0337-00**  
**Mr. Kevin Shoemaker/Roman Pelech, Catharina Pelech,**  
**Gregory Pelech and Sonja Pelech**  
 15852 and 15878 Fraser Highway

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

"That Development Permit No. 7902-0337-00 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 14953, Item H.2 of this agenda.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That Development Permit  
 No. 7902-0337-00 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.R03-2491 Carried



- (b) **Development Permit No. 7903-0177-00**  
**Ron Johnson, c/o Opus Building Canada Ltd.**  
**PKI Warehouse Park Corporation**  
 17299 & 17311 - 104A Avenue

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

"That Development Permit No. 7903-0177-00 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 Watts  
 That Development Permit

No. 7903-0177-00 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.R03-2492

Carried

- (c) **Development Permit No. 7903-0095-00**  
**Ionic Architecture Inc. (Mr. Sam Chan)**  
**Panorama Plateau Gardens Ltd.**  
 6116 - 128 Street

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

"That Development Permit No. 7903-0095-00 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 Watts  
 That Development Permit

No. 7903-0095-00 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.R03-2493

Carried

- (d) **Development Permit No. 7902-0295-00**  
**Matthew Cheng/646902 B.C. Ltd.**  
 13909/19 - 102 Avenue

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

"That Development Permit No. 7902-0295-00 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 Watts  
 That Development Permit  
 No. 7902-0295-00 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.R03-2494

Carried with Councillor Bose against.

**Note:** See By-law 15050, Item H.6 of this agenda.

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

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

meeting do now adjourn.


RES.R03-2495

Carried

The Regular Council- Land Use meeting adjourned at 5:09 p.m.

Certified Correct:

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

  
 \_\_\_\_\_  
 Mayor