



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, APRIL 19, 2004
Time: 5:00 p.m.

Present:

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

Absent:

Councillor Watts
Councillor Hunt

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
General Manager, Finance, Technology & HR
Interim General Manager, Parks, Recreation
and Culture
Manager, Long Range Planning & Policy
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

FLEETWOOD/GUILDFORD

1. 7900-0305-00

10376 - 152 Street

Tim Ankenman/Imperial Oil Ltd.

OCP Amendment/Rezoning/Development Permit

OCP Amendment from Town Centre to Commercial. Rezone from CG-1 to CD and DP to allow redevelopment of the site for a gas station, convenience store with drive-through restaurant and a car wash facility.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Permit application on property located at 10376 - 152 Street.

The applicant is proposing:

- an OCP amendment from Town Centre to Commercial;
- a rezoning from CG-1 to CD; and
- a Development Permit

in order to allow redevelopment of the site to accommodate a gas station, a convenience store with a drive-through restaurant and a car wash facility.

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

Delegation

Ed Citton, Manager, Real Estate, Imperial Oil was in attendance and commented that this is a joint venture and that Tim Horton's would operate a small portion of the proposed convenience store on a strictly limited menu basis. He added this would be an accessory use within the same footprint. He commented that environmental work would be undertaken, as well as landscaping and fencing, in the interim, until the criteria of the Ministry of Water, Land and Air Protection are met with respect to the decommissioning of the site at 15196 - 104 Avenue.

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

1. a By-law be introduced to redesignate the site from Town Centre to Commercial and a date for Public Hearing be set (Appendix II).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the property from "Self-Service Gasoline Station Zone (CG-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
4. Council authorize staff to draft Development Permit No. 7900-0305-00 generally in accordance with the attached drawings (Appendix IV).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of road dedication plans to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (d) submission of revised plans to incorporate appropriate screening of mechanical equipment and reduced height of the two free-standing signs to a maximum of 2.4 metres (8 ft.); and
- (e) a proper landscaping plan be developed for the remediated site prior to final adoption.

RES.R04-942 Carried with Mayor McCallum against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 96 Amendment By-law 2004, No. 15347" pass its
first reading.

RES.R04-943 Carried with Mayor McCallum against.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 96 Amendment By-law 2004, No. 15347" pass its
second reading.

RES.R04-944 Carried with Mayor McCallum against.

It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 96 Amendment By-law 2004,
No. 15347" be held at the City Hall on May 3, 2004, at 7:00 p.m.

RES.R04-945 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15348" pass its first reading.

RES.R04-946 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15348" pass its second reading.

RES.R04-947 Carried

Dennis Guiotto, 11145 Bolivar Crescent was in attendance and commented that the proposed project would result in the loss of the view from his property and that he was opposed to the rezoning application.

**2. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15341**

Rezoning Application: 7903-0361-00

ADDRESS: **CIVIC/LEGAL**
13685 - 64 Avenue/PID: 016-131-878, Lot 2, Sec. 16,
Twp. 2, NWD, Plan 85732
13721 - 64 Avenue/PID: 010-685-201, W.150 ft., Lot 33,
SW1/4, Sec. 16, Twp. 2, NWD, Plan 2163
13735 - 64 Avenue/PID: 008-694-451, Westerly Portion
Lot "A", Except: S.7 ft. (Ref. Plan 33166), Sec. 16, Twp. 2,
NWD, Plan 20214
13751 - 64 Avenue/PID: 008-694-478, Pcl. "One"
(N14002E), Lot "A", Sec. 16, Twp. 2, NWD, Plan 20214
13779 - 64 Avenue/PID: 007-791-631, Lot "B", Sec. 16,
Twp. 2, NWD, Plan 20214

APPLICANT: 2681323 Enterprises Ltd.
c/o McElhanney Consulting Ltd. (James Pernu)
13160 - 88 Avenue
Surrey, B.C. V3W 3K3

PROPOSAL: To rezone the property at 13685 - 64 Avenue from "Single
Family Residential Zone (RF)" and "One-Acre Residential
Zone (RA)" to "Single Family Residential (12) Zone
(RF-12)".

To rezone the properties at 13721, 13735, 13751 and
13779 - 64 Avenue from "One-Acre Residential Zone
(RA)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to allow subdivision into
approximately 43 single family residential small lots
ranging in size from 320m² (3,445 sq.ft) to 522m²
(5,619 sq.ft.).

The Notice of the Public Hearing, except the legal description, was read by the
City Clerk. The location of the properties was indicated to the Public Hearing.

There was correspondence on table from B. LeDrew, K. and M. Johnson, J.K.
Hannah, C. Ma, and a 28-signature petition expressing opposition and concerns
relative to increased traffic, drainage issues, and illegal suites with respect to the
proposed rezoning application.

- (d) staff work with the applicant on a landscape plan for the site when it becomes decommissioned, and bring forward the plan to Council prior to final adoption.

RES.R04-949 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15349" pass its first reading.

RES.R04-950 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15349" pass its second reading.

RES.R04-951 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15349" be held at the
City Hall on May 3, 2004, at 7:00 p.m.

RES.R04-952 Carried

It was Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That staff develop a policy framework for
decommissioning gas stations.

RES.R04-953 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE

3. **7903-0334-00**
16248, 16328 and 16344 - 59 Avenue and Portion of 164 Street
John Milner/Robin Charles & Marion Daisy Codrington-Hobkirk, M.G. and
T.L. Frketich, W.R. Sullivan, G.B. Stephenson and 550209 B.C. Ltd., Hugo
and Waltraut Gisela Jatzkowski
Zoning Text Amendment/Rezoning/Development Permit/
Development Variance Permit
Rezone from A-1 to RC and DP to allow the development of approximately 51
clustered suburban single family lots adjacent to the ALR. DVP to reduce the
minimum front yard setback for proposed Lot 4.

Councillor Bose left the meeting at 5:30 p.m. due to a potential conflict of interest stating the following:

"I have taken it as a matter of course not to be present on all applications south of 60 Avenue and absent from all of those north of 60 Avenue and west of 164 Street; now we are wrapping around the hill. In my judgement, and it's just a question of judgement, these applications are beginning to have an impact on the future development of lands of which I and other family members have an interest. Given that, I will be absenting myself from all discussion of future applications that are now west of 164 Street."

The General Manager of Planning & Development submitted a report concerning a Zoning Text Amendment, an application for rezoning, and a Development Permit application on properties located at 16248, 16328 and 16344 - 59 Avenue and Portion of 164 Street.

The applicant is proposing:

- a rezoning from A-1 to RC;
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to reduce the minimum front yard setback in the RC Zone for proposed Lot 4 from 7.5 metres (25 ft.) to 5.5 metres (18 ft.)

in order to permit the development of approximately 51 clustered suburban single family lots with an open space buffer adjacent the ALR.

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

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

1. a By-law be introduced to amend Part 15A Cluster Residential Zone (RC) of Surrey Zoning By-law, 1993, No. 12000, as amended, in accordance with Appendix X, and a date be set for Public Hearing.
2. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Cluster Residential Zone (RC)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7903-0334-00 generally in accordance with the attached drawings (Appendix XI).

4. Council approve Development Variance Permit No. 7903-0334-00 (Appendix VIII), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback in the RC Zone for proposed Lot 4 from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).

5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) approval by Council of Development Variance Permit No. 7903-0334-00;
 - (f) approval by Council of the associated road closure by-law; and
 - (g) registration of a Restrictive Covenant on proposed Lots 1 to 51, advising future property owners of agricultural practices in the area; and

6. disposition of the 164 Street road allowance be resolved before final adoption.

RES.R04-954 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2004, No. 15350" pass its first reading.

RES.R04-955 Carried

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, Text Amendment By-law, 2004, No. 15350" pass its second reading.

RES.R04-956 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Text Amendment By-law, 2004, No. 15350" be held at
 the City Hall on May 3, 2004, at 7:00 p.m.

RES.R04-957 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15351" pass its first reading.

RES.R04-958 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15351" pass its second reading.

RES.R04-959 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15351" be held at the
 City Hall on May 3, 2004, at 7:00 p.m.

RES.R04-960 Carried

Councillor Bose returned to the meeting at 5:32 p.m.

FLEETWOOD/GUILDFORD

4. **7904-0015-00**
16493 & 16505 - 104 Avenue
Richard Brooks, H.Y. Engineering Ltd./Ming Hwa She Chin-Shui Lin
and Yueh-Hsueh Huang
 Rezoning
From RA to RF to allow subdivision into approximately 11 single family lots.

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning on properties located at 16493 and
 16505 - 104 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

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

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

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

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

RES.R04-961 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15352" pass its first reading.

RES.R04-962 Carried

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, 2004, No. 15352" pass its second reading.

RES.R04-963 Carried

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, 2004, No. 15352" be held at the
City Hall on May 3, 2004, at 7:00 p.m.
RES.R04-964 Carried

5. **7904-0009-00**
8261 - 152 Street
CitiWest Consulting/Earl White and Jo-Ann White
Rezoning
*From RA to RF in order to allow subdivision into approximately 9 single family
lots.*

The General Manager of Planning & Development submitted a report concerning
an application for rezoning on property located at 8261 - 152 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 9 single family lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential
Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone
(RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue 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; and
 - (c) submission of an acceptable tree survey and a statement regarding
tree preservation.

RES.R04-965 Carried

RES.R04-966 It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15353" pass its first reading.
Carried

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

RES.R04-967 It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15353" pass its second reading.
Carried

RES.R04-968 It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15353" be held at the
City Hall on May 3, 2004, at 7:00 p.m.
Carried

6. **7903-0445-00**
16584 - 80 Avenue
Richard Brooks, H.Y. Engineering Ltd./Surjit Virk, Jaswinder Virk, Balraj
Dosanjh, Rattan Dhaliwal and Amrik Dhaliwal
Rezoning
From RA to RF to permit the development of 5 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16584 - 80 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the development of 5 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 Higginbotham
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 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.R04-969

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15354" pass its first reading.

RES.R04-970

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, 2004, No. 15354" pass its second reading.

RES.R04-971

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, 2004, No. 15354" be held at the
 City Hall on May 3, 2004, at 7:00 p.m.

RES.R04-972

CarriedNEWTON**7. 7903-0022-00****15106 - 72 Avenue****Hunter Laird Engineering Ltd./455409 B.C. Ltd.**

Rezoning/NCP Amendment

*Rezone from RA to RF to subdivide into approximately 12 single family
 residential lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an amendment to the Neighbourhood Concept Plan on property located at 15106 - 72 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow approximately 12 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 Tymoschuk
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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 for "no build" on a portion of 15106 - 72 Avenue until future consolidation with the adjacent property (15088 - 72 Avenue).
3. Council pass a resolution to approve minor amendment to the East Newton South NCP to delete the linear open space walkway from the subject site when the project is considered for final adoption.

RES.R04-973 Carried

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15355" pass its first reading.

RES.R04-974 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, 2004, No. 15355" pass its second reading.
RES.R04-975 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, 2004, No. 15355" be held at the
City Hall on May 3, 2004, at 7:00 p.m.
RES.R04-976 Carried

SURREY CITY CENTRE/WHALLEY

8. **7904-0055-00**
9291 - 127 Street
James Pernu/Harbag Singh Grewal & Amandeep Kaur Grewal
Development Variance Permit
To relax the minimum lot depth of the RF Zone.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 9291 - 127 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulation:
 - reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 27 metres (89 ft.)
- in order to allow subdivision into two (2) 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. Council approve Development Variance Permit No. 7904-0055-00 (Appendix IV) varying the following, to proceed to Public Notification:

- to reduce the minimum lot depth of the RF Zone from 28.0 metres (92 ft.) to 27.0 metres (89 ft.).

RES.R04-977 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL**SURREY CITY CENTRE/WHALLEY****9. 7904-0106-00****9850 King George Highway****John Graham, Apollo Signs/Oakway Holdings Ltd.****Development Permit/Development Variance Permit**

DP to install a replacement free-standing sign for an existing hotel. DVP to allow an electronic message board and to reduce the minimum distance between free-standing signs on the same lot.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 9850 King George Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - to allow an electronic message board on a portion of a replacement free-standing sign; and
 - to relax the minimum distance between free-standing signs on the same lot from 30 m (100 ft.) to 16 m (52 ft.)

in order to permit the installation of a replacement free-standing sign for an existing hotel in Surrey City Centre.

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Tymoschuk

That:

1. Council authorize staff to draft Development Permit No. 7904-0106-00 generally in accordance with the attached drawings (Appendix IV).
2. Council approve Development Variance Permit No. 7904-0106-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to allow an electronic message board on a portion of a replacement free-standing sign provided that there is no third party advertising; and

- (b) to reduce the minimum distance between free-standing signs on the same lot from 30 m (100 ft.) to 16 m (52 ft.).

RES.R04-978

Carried**10. 7904-0098-00****11618 - 130 Street and 13011 and 13059 - 116 Avenue****David O'Sullivan/Gurdip Singh Uppal and Sukhwinder Kaur Aujla**

OCP Amendment/Temporary Use Permit

An OCP Amendment to declare the site a Temporary Industrial Use Permit Area, a Temporary Industrial Use Permit to allow a contractor's office and storage yard.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Use Permit application on properties located at 11618 - 130 Street and 13011 and 13059 - 116 Avenue.

The applicant is proposing:

- an OCP amendment to declare the properties a Temporary Industrial Use Permit Area; and
- a Temporary Industrial Use Permit

in order to allow a temporary office and storage yard for contractor's equipment for a period not to exceed two years.

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 declare the property a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7904-0098-00 to proceed to public notification.
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) issuance of a temporary trailer permit for the existing trailer placed on the property;
- (c) submission of sufficient security to ensure the use is discontinued after the expiry of the Temporary Industrial Use Permit; and
- (d) input from the Gateway Program.

RES.R04-979

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 45 Amendment By-law 2004, No. 15356"
 pass its first reading.

RES.R04-980

Carried

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. 45 Amendment By-law 2004, No. 15356"
 pass its second reading.

RES.R04-981

Carried

It was then

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, Text No. 45 Amendment By-law
 2004, No. 15356" be held at the City Hall on May 3, 2004, at 7:00 p.m.

RES.R04-982

Carried

Councillor Bose left the meeting at 5:35 p.m. due to a potential conflict of interest citing the same reasons as provided earlier in the meeting.

RESIDENTIAL/INSTITUTIONAL**CLOVERDALE/CLAYTON****11. 7903-0335-00****16541 Old McLellan Road****John Milner/Klaus Schmid****Rezoning/Development Permit/Development Variance Permit**

Rezone a portion of the lot from A-1 to CD and DP to permit the development of approximately 9 clustered single family lots adjacent to the ALR. DVP to allow

the remaining A-1 lot located within the ALR to be less than 4 hectares (10 acres) in size.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit, and a rezoning application on property located at 16541 Old McLellan Road.

The applicant is proposing:

- a rezoning of a portion of the site from A-1 to CD;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum lot size in the A-1 Zone for proposed Lot 10 within the ALR, from 4 hectares (10 acres) to 2.6 hectares (6.5 acres).

in order to permit the development of approximately 9 clustered suburban single family residential lots with an open space buffer adjacent the ALR and one remnant agricultural 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 Tymoschuk
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone a portion of the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0335-00 generally in accordance with the attached drawing (Appendix XIII).
3. Council approve Development Variance Permit No. 7903-0335-00 (Appendix VIII), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot size of the "General Agriculture Zone (A-1)" for proposed Lot 10 within the ALR, from 4 hectares (10 acres) to 2.6 hectares (6.5 acres).

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) input from the Fisheries and Oceans Canada;
 - (e) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (f) registration of a Restrictive Covenant on proposed Lots 1 to 9, advising future property owners of agricultural practices in the area;
 - (g) removal of all existing buildings and structures on the proposed CD-Zoned portion of the site (Block A) to the satisfaction of the Building Division; and
 - (h) approval of Development Variance Permit No. 7903-0335-00.

RES.R04-983

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15357" pass its first reading.

RES.R04-984

Carried

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

It was

Moved by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15357" pass its second reading.

RES.R04-985

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, 2004, No. 15357" be held at the
 City Hall on May 3, 2004, at 7:00 p.m.

RES.R04-986

Carried

Councillor Bose returned to the meeting at 5:36 p.m.

NEWTON

12. 7904-0034-00

5761 - 146 Street

Clarence Arychuk, Hunter Laird Engineering Ltd./

James and Martha Armstrong

Rezoning

From RH to CD to permit the development of two large suburban residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 5761 - 146 Street.

The applicant is proposing:

- a rezoning from RH to CD;

in order to allow subdivision into 2 large suburban 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 Higginbotham

Seconded by Councillor Tymoschuk

That:

1. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (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) approval from the Ministry of Transportation;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) submission of an acceptable lot grading plan.

RES.R04-987

Carried

- a Development Variance Permit to vary the following by-law regulations:
 - rear yard setback relaxation from a minimum of 7.5 m (25 ft.) to 6.0 m (20 ft.) to retain an existing single family dwelling.

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

It was

Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the northern portion of the property (Block B) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and to rezone the southern portion of the property (Block A) 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 approve Development Variance Permit No. 7903-0235-00 (Appendix XI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 6.0 m (20 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) 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;
4. Council pass a resolution to amend East Newton North NCP to redesignate the southern portion of the land from "Residential to Gross Density" and "Urban Residential" to "Urban Compact Housing".

RES.R04-991

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15359" pass its first reading.
 RES.R04-992 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15359" pass its second reading.
 RES.R04-993 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15359" be held at the
 City Hall on May 3, 2004, at 7:00 p.m.
 RES.R04-994 Carried

H. BY-LAWS

FINAL ADOPTIONS

- "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15156"

7903-0317-00 - City of Surrey, Realty Services Division

I-4 (BL 5942) to IL (BL 12000) - 12952 - 114A Avenue,
 11376 - 129 Street, and Portion of 114 Avenue - to facilitate a
 consolidation and future industrial development in Bridgeview.

Approved by Council: October 27, 2003

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15156" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R04-995 Carried

I. CLERK'S REPORT

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.R04-996

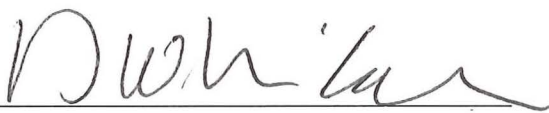
Carried

The Regular Council- Land Use meeting adjourned at 5:36 p.m.

Certified Correct:



City Clerk



Mayor