



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JUNE 7, 2004
Time: 4:57 p.m.

Present:

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

Absent:

Councillor Hunt

Councillors Entering Meeting as Indicated:

Councillor Bose

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

1. 7904-0090-00

13486 - 104 Avenue

Jerry Boyko/Drs. Kennedy, Woods, Tsouyuki and McCarthy

Rezoning/Development Permit/Development Variance Permit

Rezone from C-8 to C-15 and Development Permit to permit renovation and expansion of the existing Surrey Eye Care Centre. Development Variance Permit to relax setback and parking requirements.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, a Development Permit and a Development Variance Permit on property located at 13486 - 104 Avenue.

The applicant is proposing:

- a rezoning from C-8 to C-15;
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:

- to reduce the minimum front yard setback of the C-15 Zone from 2.0 m (6 ft.) to 1.4 m (5 ft.); and
- to reduce the minimum number of parking spaces in Part 5 of the Zoning By-law, from 31 to 20

in order to permit the renovation and expansion of an existing building 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 Villeneuve

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the property from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7904-0090-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7904-0090-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the C-15 Zone from 2.0 metres (6 ft.) to 1.4 metres (5 ft.); and
 - (b) to reduce the minimum number of on-site parking spaces in Part 5 of the Zoning By-law, from 31 to 20.
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 landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) approval of Development Variance Permit No. 7904-0090-00.

RES.R04-1350

Carried

It was Moved by Councillor Watts
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15393" pass its first reading.
 RES.R04-1351 Carried

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

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15393" pass its second reading.
 RES.R04-1352 Carried

It was then Moved by Councillor Watts
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15393" be held at the
 City Hall on June 21, 2004, at 7:00 p.m.
 RES.R04-1353 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

2. **7903-0345-00**
16432, 16460 and 16472 - 60 Avenue
Coastland Engineering & Surveying Ltd.
Lorne and Jean McLennan; Darrell and Susan Steeves/
David and Elizabeth Leuschen
 NCP Amendment/Rezoning
 Amend NCP and rezone from RA to RF-9 and RF-12 to permit the development
 of approximately 42 small single family lots.

The General Manager of Planning & Development submitted a report concerning
 an application to amend the Neighbourhood Concept Plan and a rezoning
 application on properties located at 16432, 16460 and 16472 - 60 Avenue.

The applicant is proposing:

- an NCP amendment from Rowhousing to Small Lots; and
- a rezoning from RA to RF-9 and RF-12

in order to permit the development of approximately 22 small single family lots
 with 9 m (30 ft.) frontages and 20 small single family lots with 12 m (40 ft.)
 frontages in West Cloverdale South.

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 portions of the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) (Block A) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block B) as shown on the attached survey plan (Appendix I) 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) resolution of the resultant impact on amenity contributions in the West Cloverdale South Neighbourhood Concept Plan (NCP).
3. Council pass a resolution to amend the West Cloverdale South NCP to redesignate the land from Rowhousing to Small Lots when the project is considered for final adoption (Appendix IX).

RES.R04-1354 Carried with Councillor Villeneuve against.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15394" pass its first reading.

RES.R04-1355 Carried

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

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15394" pass its second reading.
 RES.R04-1356 Carried

It was then Moved by Councillor Tymoschuk
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15394" be held at the
 City Hall on June 21, 2004, at 7:00 p.m.
 RES.R04-1357 Carried

3. 7904-0145-00
18599, 18591, 18585, 18577, 18571, 18568, 18576,
18580, 18588, 18592 and 18598 - 66A Avenue
Richard Brooks, H.Y. Engineering/Whitehall Estates

Rezoning

Rezone from CD (By-law No. 15044) to CD to increase the maximum floor area of single family homes and garages on recently created small single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 18599, 18591, 18585, 18577, 18571, 18568, 18576, 18580, 18588, 18592 and 18598 - 66A Avenue.

The applicant is proposing:

- a rezoning from CD (By-law No. 15044) to CD

in order to increase the maximum floor area of single family dwellings and garages on recently created 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 Steele
 That a By-law be introduced to rezone the
 subject site from "Comprehensive Development Zone (CD)" (Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15044) to
 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set
 for Public Hearing.
 RES.R04-1358 Carried

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 (Block C on the Survey Plan) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) resolution of the resulting impact on amenity contributions in the East Clayton Neighbourhood Concept Plan (NCP);
 - (e) registration of a Section 219 Restrictive Covenant specifying mandatory coach houses for proposed Lots 1, 2, 5, 6, 7 and 8; and
 - (f) registration of a party wall agreement for the garages with coach houses above, to the satisfaction of the Building Division.
3. Council pass a resolution to amend the East Clayton NCP to redesignate the land from Medium-High Density (15 - 25 upa) to Medium Density (10 - 15 upa) when the project is considered for final adoption.

RES.R04-1362

Carried

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15396" pass its first reading.

RES.R04-1363

Carried

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

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

RES.R04-1366

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15397" pass its first reading.

RES.R04-1367

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, 2004, No. 15397" pass its second reading.

RES.R04-1368

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, 2004, No. 15397" be held at the
 City Hall on June 21, 2004, at 7:00 p.m.

RES.R04-1369

CarriedNEWTON**6. 7904-0100-00****15188 - 62A Avenue****Lilian Arishenkoff - Polygon Developments 148 Ltd./Polygon Panorama Homes Ltd., Inc. No. 646420**

Development Permit

*Development Permit to permit the construction of Phase II and Phase III of a
 57 unit multiple residential complex and related amenity space.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15188 - 62A Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of Phase II and III of a 57-unit multiple residential complex and related amenity space.

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 Villeneuve
That:

1. Council authorize staff to draft Development Permit No. 7904-0100-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R04-1370

Carried

7. **7903-0377-00**
12982 - 66B Avenue
Bob Dhaliwal/Baljinder Dhaliwal
Development Variance Permit
Development Variance Permit to relax the rear yard setback to 2.0 m and the west side yard setback to 0.6 m, in order to permit retention of the existing single family residence.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12982 - 66B Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - minimize the west side yard setback from 1.2 m (4.0 ft.) to 0.6 m (2.0 ft.); and
 - minimum rear yard setback from 7.5 metres (25 ft.) to 2.0 m (7.0 ft.)

in order to retain the existing single family dwelling and to allow subdivision into two 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. 7903-0377-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the RF-G Zone from 1.2 metres (4.0 ft.) to 0.6 metres (2.0 ft.).
 - (b) to reduce the minimum rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) submission of an acceptable building scheme.

RES.R04-1371

Carried

SURREY CITY CENTRE/WHALLEY

8. **7903-0435-00**
13073-112 Avenue; 13026, 13036, 13044, 13062 and 13072 - 112A Ave
Roger Jawanda, CitiWest Consulting Ltd./Sarbjee Kaur Sarai; Tarminder
Singh Sumbal; Randeep Singh Sarai; Mohan Singh Sarai and
Amrik Kaur Sarai,
Rezoning
From RF to RF-12 in order to allow subdivision into 16 small single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13073 - 112 Avenue 13026, 13036, 13044, 13062 and 13072 - 112A Avenue.

The applicant is proposing:

- a rezoning from RF to RF-12

in order to allow subdivision into approximately 16 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 Villeneuve
Seconded by Councillor Watts
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "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.R04-1372

Carried

It was Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15398" pass its first reading.

RES.R04-1373

Carried

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, 2004, No. 15398" pass its second reading.

RES.R04-1374

Carried

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, 2004, No. 15398" be held at the City Hall on June 21, 2004, at 7:00 p.m.

RES.R04-1375

Carried

9. 7903-0430-00

14028 and 14038 - 114 Avenue

**Richard Brooks, H.Y. Engineering Ltd./Mohammad Shaid and Hazra Shaid;
Balwinder Brar**

Development Variance Permit

*To vary the works and servicing requirements of Subdivision and Development
By-law No. 8830 to accommodate a 3-lot single family subdivision.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 14028 and 14038 - 114 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Subdivision and Development By-law regulation:
- to relax the works and servicing requirement to provide sidewalks and street lighting

in association with a subdivision proposing three (3) 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 Watts

Seconded by Councillor Tymoschuk

That:

1. Council approve Development Variance Permit 7903-0430-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) to waive the requirement of Subdivision and Development By-law No. 8830 to provide improvements to 114 Avenue along the frontage of the site limited to concrete sidewalks, and ornamental street lighting.

RES.R04-1376

Carried

- 10. 7904-0184-00**
10275 City Parkway
Mark Hentze/City of Surrey
 Development Permit
To permit the construction of a new fitness centre and entry to the North Surrey Recreation Centre in Surrey City Centre.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10275 City Parkway.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a new fitness centre and entry to the North Surrey Recreation Centre 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 Watts

Seconded by Councillor Tymoschuk

That Council approve the attached

Development Permit No. 7904-0184-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R04-1377

Carried

APPLICATIONS REFERRED BY COUNCIL

- 11. 7901-0313-00**
Portions of 13643 - 80 Avenue and 8028 King George Highway
David Cheung/Petro-Canada Exploration Inc.
 Rezoning/Development Permit
Rezone from CG-1 and C-8 to CD. Development Permit to permit the construction of a combined self-service and full-service gasoline station and convenience store.

Councillor Bose entered the meeting at 5:01 p.m.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and an application for a Development Permit on properties located at Portions of 13643 - 80 Avenue and 8028 King George Highway.

The applicant is proposing:

- a rezoning from CG-1 and C-8 to CD; and
- a Development Permit

in order to permit the development of a combined self-service and full-service gasoline station and convenience store.

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 portions of the properties from "Self-Service Gasoline Station Zone (CG-1)" (By-law No. 12000) and "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7901-0313-00 in accordance with the attached drawings (Appendix II of Appendix D).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) the applicant adequately comply with Council's policy pertaining to the de-commissioning of gas station sites.

RES.R04-1378

Carried

Delegation:

Kabel Atwall was in attendance and commented that the application should be referred to the ALC to determine whether the property should or should not be in agricultural land reserve. He continued that he had looked at the criteria with respect to the ALC and noted that the proper evaluation was not done. He added that the City utilized the evaluation of agricultural capabilities and approved agricultural capacities, and an unapproved rating should have been utilized. He stated that the Ministry of Environment's approved ratings were only to be used when it was not economically feasible to undertake the necessary improvements. He commented that during the review, it was found that there was no irrigation water available, however, there are two creeks, which are fully licensed. He continued that a review of well water indicated there was only sufficient water available for residential use and that city water was not available in the area.

Kabel Atwall continued that the property is located in the South Port Kells NCP area and the terms of reference for the study indicates that the area should be taken into consideration during the planning process. He added that the property is currently zoned One-Acre Residential (RA) and that he had applied for Light Industrial and Business uses, noting that he would be flexible should the community recognize the existing one-acre zoning is not tied to a specific land use scheme for the property. He commented that the surrounding lands are residential to the west and a business park to the east indicating that agricultural use may not be the appropriate use for the site. He stated that the minutes of the Agricultural Advisory Committee indicated that it was recognized that the property had been debilitated by past operations as a turf farm and that if it were to be used for agricultural purposes, that it be intensive agricultural. He noted this use may not be compatible with the existing environmentally sensitive streams and would negatively impact the neighbourhood.

Kabel Atwall then stated that he would be willing to work with the NCP planning process should there be sufficient doubt as to the property's actual capacity and noted that the Ministry should make that determination if the land should be included in the agricultural land reserve. He noted that he had submitted the proposed application 18 months ago and that a mitigation package had been developed involving the rehabilitation of lands owned by the Ministry of Highways and Ministry of Water, Land and Air Protection and proposed to develop old gravel pits and mitigate them to agricultural standards. He commented that he would put together a mitigation package with the City and the ALC and commit funding for those improvements, in the form of irrigation or drainage works not normally undertaken. He added that the property is unique in its location, not surrounded by agricultural within one kilometre, parks and schools and there is sufficient question as to the proper capacity for agricultural land use.

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

It was
RES.R04-1382

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Application 7903-0005-00 be denied.
Carried

NEWTON

**13. 7904-0171-00
5630 - 152 Street
Barnet Dembek Architects Ltd., c/o Maciej Dembek/559006 B.C. Ltd. and
606200 B.C. Ltd.**

Development Permit/Development Variance Permit
*Development Permit to allow the construction of two commercial buildings.
Development Variance Permit to vary the number of fascia signs.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 5630 - 152 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - the maximum number of fascia signs per premise is increased from 1 to 2

in order to permit the development of two commercial buildings with a total floor area of 872.33 square metres (9,390 sq.ft.).

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. 7904-0171-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7904-0171-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) the Sign By-law regulation relating to maximum number of fascia signs per premise is varied as follows:

- i. the maximum number of fascia signs is increased from 1 to 2 for the building on Pad #1, shown on plan attached as Appendix V.

RES.R04-1383

Carried with Councillor Bose against.**14. 7904-0032-00****7645 - 128 Street****Sanford Design Group Ltd., c/o Harvie Fuller/678859 B.C. Ltd.**

Rezoning/Development Permit

Rezone from RA to CD. Development Permit to allow the development of a 2,394.13 m² multi-tenant industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a rezoning and a Development Variance Permit on property located at 7645 - 128 Street.

The applicant is proposing:

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

in order to permit the development of a 2,394.13 m² (25,711 sq.ft.) multi-tenant industrial building.

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

It was

Moved by Councillor 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 "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. 7904-0032-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and

- (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R04-1384

Carried

It was

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

No. 12000, Amendment By-law, 2004, No. 15399" pass its first reading.

RES.R04-1385

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. 15399" pass its second reading.

RES.R04-1386

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. 15399" be held at the City Hall on June 21, 2004, at 7:00 p.m.

RES.R04-1387

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

15. 7904-0046-00

14583 - 60 Avenue

Clarence Arychuk, Hunter Laird Engineering Ltd./Errol F. Semancik and
Verna Kazakoff

Rezoning

*From RA to RF-9C and RF in order to allow subdivision into approximately 10
single family homes*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 14583 - 60 Avenue.

The applicant is proposing:

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

in order to allow subdivision into approximately 10 single family lots (2 RF lots and 8 RF-9C lots) and a remainder portion for future 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. a By-law be introduced to rezone the portion of property identified as Block A on the plan attached as Appendix VI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and the area identified as Block B on the plan attached as Appendix VI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (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.R04-1388

Carried

It was
 Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15400" pass its first reading.

RES.R04-1389

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. 15400" pass its second reading.

RES.R04-1390

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. 15400" be held at the City Hall on June 21, 2004, at 7:00 p.m.

RES.R04-1391

Carried

16. 7903-0470-00

6165 and 6191 - 148 Street

First Century Capital Inc. and Hunter Laird Engineering Ltd.

Surinder and Parvinder Bath; William and Cheryl Berkenbos

Rezoning

From RA to RF to allow subdivision into approximately 24 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6165 and 6191 - 148 Street.

The applicant is proposing:

- a rezoning from RA to RF;

in order to allow subdivision into approximately 24 single family lots, ranging in size from 560 square metres (6,000 sq.ft.) to 682.6 square metres (7,348 sq.ft.).

The Chair noted that this application was not in order for consideration at this time.

17. 7903-0397-00

14759 - 72 Avenue

Greg Sewell, Coastland Engineering & Surveying Ltd./Wendy Craig -

Executrix of the Will of Alexander Edward Naylor, Deceased

Rezoning

From RA to RF to permit the development of 10 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 14759 - 72 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 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 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; and
 - (d) submission of a written agreement from the owner of 14749 - 72 Avenue to remove a shared tree.

RES.R04-1392 Carried

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15402" pass its first reading.

RES.R04-1393 Carried

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

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15402" pass its second reading.

RES.R04-1394 Carried

It was then Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15402" be held at the
City Hall on June 21, 2004, at 7:00 p.m.

RES.R04-1395 Carried

SOUTH SURREY**18. 7903-0469-00****2907 and 2923 Semiahmoo Trail****Clarence Arychuk, c/o Hunter Laird Engineering Ltd./Trevor Clive Pither and Joyce Valerie Pither; GWEB Holdings Ltd., Inc. No. 359447**

Rezoning

Rezone from RA to RH-G in order to permit subdivision into 11 suburban single family lots with 15% open space dedication.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 2907 and 2923 Semiahmoo Trail.

The applicant is proposing:

- a rezoning from RA to RH-G

in order to allow subdivision into 11 lots, with a dedication of 15% open space.

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 "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping plan and landscaping cost estimate for the landscaping buffer along Semiahmoo trail to the specifications and satisfaction of the City Landscape Architect;

- (e) submission of a Letter of Credit for the landscaping buffer along Semiahmoo trail;
- (f) ensure that the applicant address the issue of open space with the Parks, Recreation & Culture Department in order to facilitate the improvements along Semiahmoo Trail and landscaping within the proposed open space; and
- (g) ensure that the applicant incorporate in the Building Scheme the Parks, Recreation & Culture Department's comments of low permeable fences with access gates to the lots backing onto the proposed open space.

RES.R04-1396

Carried

It was

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

No. 12000, Amendment By-law, 2004, No. 15403" pass its first reading.

RES.R04-1397

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. 15403" pass its second reading.

RES.R04-1398

Carried

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, 2004, No. 15403" be held at the
 City Hall on June 21, 2004, at 7:00 p.m.

RES.R04-1399

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD

19. 7903-0414-00

17626 Barnston Drive and 10020 - 176 Street

The Abbarch Partnership Architects/Allan Johnson

Development Permit/Development Variance Permit

Development Permit to permit a shopping centre. Development Variance Permit to increase the number of fascia signs from 2 to 4 for Building J.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 17626 Barnston Drive and 10020 - 176 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - to increase the number of fascia signs from 2 to 4 on Building J;

in order to permit the development of a 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 Steele

That:

1. Council authorize staff to draft Development Permit No. 7903-0414-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0414-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) increase the number of fascia signs permitted in the Sign By-law from 2 to 4 on Building J.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation;
 - (c) approval from the Gateway Program;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a reciprocal access agreement with the future Lot 2; and

- (f) approval by Council of the proposed rezoning and Development Permit of the adjacent property to the west (Application No. 7903-0406-00).

RES.R04-1400

Carried

**20. 7903-0406-00
9998 - 176 Street**

The Abbarch Partnership Architects/Mark Chandler

OCP Amendment/Rezoning/Development Permit/Development Variance Permit
OCP Amendment from Suburban to Commercial, rezoning from C-G(2) (By-law No. 5942) to CD (By-law No. 14876) and DP to permit two commercial buildings with drive-thrus; and DVP to allow 8 fascia signs.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on property located at 9998 - 176 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Commercial;
- a rezoning from C-G(2) (By-law No. 5942) to CD (By-law No. 14876);
- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulation:
 - to increase the number of fascia signs from 4 to 8

in order to permit the construction of two additional commercial buildings in conjunction with a neighbourhood 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 Steele
That:

1. a By-law be introduced to redesignate the property from Suburban to Commercial and a date for Public Hearing be set.
2. Council deem 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 "Full-Serve & Self Serve Gasoline Station (C-G(2))" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7903-0406-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7903-0406-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the number of fascia signs from 4 to 8.
6. 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 a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
7. Council pass a resolution to amend the Fraser Heights Local Area Plan from Suburban Residential (1-Acre) to Commercial when the project is considered for final adoption.

RES.R04-1401

Carried with Councillor Bose against.

It was

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

By-law, 1996, No. 12900, No. 100 Amendment By-law, 2004, No. 15405." pass its first reading.

RES.R04-1402

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, No. 100 Amendment By-law, 2004, No. 15405." pass
its second reading.
RES.R04-1403 Carried with Councillor Bose against.
- 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, No. 100 Amendment By-law, 2004,
No. 15405." be held at the City Hall on June 21, 2004, at 7:00 p.m.
RES.R04-1404 Carried
- It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14876, Amendment By-law, 2004,
No. 15406" pass its first reading.
RES.R04-1405 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, 2002, No. 14876, Amendment By-law, 2004,
No. 15406" pass its second reading.
RES.R04-1406 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, 2002, No. 14876, Amendment
By-law, 2004, No. 15406" be held at the City Hall on June 21, 2004, at 7:00 p.m.
RES.R04-1407 Carried

APPLICATIONS REFERRED BY COUNCIL

21. **7903-0245-00**
10433 West Whalley Ring Road
Carson Nofle, Focus Architecture/Newgen Whalley Properties Inc.
Rezoning/Development Permit
*Rezone from CD (By-law No. 11380) to a new CD Zone and Development Permit
to permit two low-rise and one high-rise multiple unit residential buildings.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 10433 West Whalley Ring Road.

The applicant is proposing:

- a rezoning from CD (By-law No. 11380) to CD; and
- a Development Permit

in order to permit the development of two low-rise and one high-rise multiple unit residential buildings 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 Tymoschuk
Seconded by Councillor Steele
That the application be referred to staff for

report.

RES.R04-1408

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

22. 7903-0442-00

**17138 Greenway Drive, 8597, 8525, 8475, 8435 and 8405 - 172 Street
McElhanney Consulting Ltd./Joao Ferreira and Ilda Frazao Reis Ferreira;
Jinwoo Lee; Else Grabowski; Robert Cairns McLean; Philip William Lee
and Karen Jean Lee; Urban Legacy Development Inc., Inc. No. 447145,
449389 B.C. Ltd., Inc. No. 449389, 448495 B.C. Ltd, Inc. No. 448495**

Rezoning/Development Permit

Rezone a portion from A-1 to CD and RH to permit development of approximately 56 Suburban residential lots. Development Permit to ensure adequate buffering along the ALR boundary.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 17138 Greenway Drive, 8597, 8525, 8475, 8435 and 8405 - 172 Street.

The applicant is proposing:

- a portion rezoning from A-1 to CD and RH; and
- a Development Permit

in order to permit the development of approximately 56 Suburban residential lots in Fleetwood.

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

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

1. a By-law be introduced to rezone a portion of the site (Block A on the Survey Plan) from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. a By-law be introduced to rezone a portion of the site (Block B on the Survey Plan) 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 (Appendix I).
3. Council authorize staff to draft Development Permit No. 7903-0442-00 in accordance with the attached drawings (Appendix VII).
4. Council amend City Policy No. 0-23 to permit half-acre lots rather than one acre lots along the ALR boundary as described in this report (Appendix IX).
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) registration of a Section 219 Restrictive Covenant on the proposed RH lots advising of agricultural practices in the area;
 - (c) registration of a Section 219 Restrictive Covenant on the proposed RH lots requiring the maintenance of the fence and landscape buffer on the eastern part of the lots adjacent to the west side of 172 Street;
 - (d) registration of a Section 219 Restrictive Covenant on the proposed RH lots prohibiting driveway access from 172 Street;
 - (e) registration of a Section 219 Restrictive Covenant on the proposed RH lots requiring a 22.5-metre (74- ft.) setback from the rear (eastern) property line;

- (f) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (g) input from the Department of Fisheries and Oceans;
- (h) submission of an acceptable tree survey and a statement regarding tree preservation;
- (i) resolution of the watercourses on the proposed open space to the satisfaction of the Parks, Recreation & Culture Department;
- (j) submission of a raptor study and documentation on the presence of any heron colony within the site;
- (k) resolution of the concerns of the Parks, Recreation & Culture Department regarding the impact the proposed development will have on existing park facilities in the area; and
- (l) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R04-1409

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, 2004, No. 15407A" pass its first reading.

RES.R04-1410

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, 2004, No. 15407A" pass its second reading.

RES.R04-1411

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, 2004, No. 15407A" be held at the
 City Hall on June 21, 2004, at 7:00 p.m.

RES.R04-1412

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15407B" pass its first reading.
RES.R04-1413 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, 2004, No. 15407B" pass its second reading.
RES.R04-1414 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, 2004, No. 15407B" be held at the
City Hall on June 21, 2004, at 7:00 p.m.
RES.R04-1415 Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTION

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14066, Amendment By-law, 2004, No. 15367"

7903-0364-00 - Imperial Oil Ltd., c/o Davidson Yeun Simpson Architects
(Mike Jorden)

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14066", in Section 2.B, Permitted Uses, Subsection 2, to include: "(c) *Drive-through Restaurant* limited to take-out food only" as a permitted accessory use.

The purpose of the amendment is to allow a take-out window in a convenience store within a gas station on the property located at 7195 King George Highway.

Approved by Council: May 3, 2004

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14066, Amendment By-law, 2004,
No. 15367" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R04-1416

Carried with Councillor Bose against.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14972"

7902-0284-00 - Rajvir Athwal, Amrik and Manmohan Bhullar, Atmajit and
Kashmir Aujla, Gurmej and Parmjit Clair, Resham and
Gurmej Singh, c/o McElhanney Consulting Services Ltd.

RF (BL 12000) to RF-12 (BL 12000) - 12135, 12153 and
12167 - 96 Avenue, Portions of 12162, 12174, and 12178 - 97 Avenue - to
allow subdivision into approximately 21 lots.

Approved by Council: March 24, 2003

- * Planning & Development advise that (see memorandum dated June 2, 2004 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.
- * In addition, Planning & Development advise that one subject condition is that the existing duplex buildings located at 12162 and 12178 - 97 Avenue be converted

to single family dwellings. Council is advised that the applicant has submitted sufficient bonding to ensure the required renovations are completed.

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14972" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1417 Carried with Councillor Bose against.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15133"

7903-0178-00 - Kenneth and Birthe Kucille, Dal-Young Son, Gian and
Darshan Athwal, c/o Aplin & Martin Consultants Ltd.

RA (BL 12000) to RF (BL 12000) - 14837, 14879 and 14891 - 76 Avenue
- to allow subdivision into approximately 25 single family residential lots.

Approved by Council: September 29, 2003

- * Planning & Development advise that (see memorandum dated April 27, 2004 in
by-law back-up) the building scheme which has been filed with the City Clerk has
been developed by a Design Consultant based on a character study of the
surrounding neighbourhood. The building scheme will be registered concurrently
with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219
Restrictive Covenant will also be registered to tie the building scheme to the land.

In addition, Planning & Development advise that it is now in order for Council to
pass a resolution amending the East Newton North Neighbourhood Concept Plan
to redesignate the site from "Transitional Suburban" and "Urban Residential" to
"Urban Residential".

It was Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That Council amend the East Newton North
Neighbourhood Concept Plan to redesignate the site from "Transitional Suburban"
and "Urban Residential" to "Urban Residential".

RES.R04-1418 Carried with Councillor Bose against.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15133" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1419 Carried with Councillor Bose against.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15232"

7903-0171-00 - Park Ridge Holdings Ltd.

RA (BL 12000) to CD (BL 12000) - 16811 - 60 Avenue, 6056 - 168 Street - to allow a development consisting of neighbourhood commercial uses in the historic Boothroyd House and a multi-family component with 15 detached dwelling units for By-laws 15232 and 15233.

Approved by Council: December 1, 2003

Note: A Development Permit (7903-0171-00) on the site is to be considered for Final Approval under Item I.1(b).

This by-law is proceeding in conjunction with By-law 15233.

It was
Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15232" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1420

Carried

5. "City of Surrey Heritage Revitalization Agreement By-law, 2003, No. 15233"

7903-0171-00 - Park Ridge Holdings Ltd.

A by-law to enter into a Heritage Revitalization Agreement for the Boothroyd House on a Portion of 16811 - 60 Avenue.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15232.

It was
Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That "City of Surrey Heritage Revitalization
Agreement By-law, 2003, No. 15233" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1421

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15282"

7903-0461-00 - Persepolis Builders Ltd., c/o Lubor Trubka Associates Architects
(Lubor Trubka)

CD (BL 12938) to CD (BL 12000) - 14836 - 33 Avenue - to permit the development of an approximately 4,831.5 m² (52,000 sq.ft.) retail shopping centre.

Approved by Council: February 9, 2004

Note: A Development Permit (7903-0461-00) on the site is to be considered for Final Approval under Item I.1(c).

- * At the February 23, 2004 Regular Council-Public Hearing meeting, Council requested that the concerns raised at the Public Hearing be addressed prior to final adoption.

In response, Planning & Development address the following issues (see memorandum dated May 11, 2004 in by-law back-up):

- refuse/recycling container and loading area location and screening;
- roof top mechanical equipment screening;
- site lighting; and
- pedestrian access from 148A Street.

In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the King George Highway Local Area Plan to redesignate the site from Neighbourhood Commercial to Commercial.

It was
 Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That Council amend the King George
 Highway Local Area Plan to redesignate the site from Neighbourhood
 Commercial to Commercial.

RES.R04-1422

Carried

It was
 Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15282" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1423

Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 86 Amendment By-law, 2003, No. 15228"

7903-0176-00 - Cardiff Properties Ltd., c/o Rimark Consulting Services
(Rick Johnson)

Councillor Tymoschuk left the meeting at 5:45 p.m. for Items 7 and 8, due to a potential conflict of interest as he is a part-time employee with the Jim Pattison Group of Companies.

To authorize the redesignation of the property located at 15357 Guildford Drive from Multiple Residential (RM) to Commercial (COM).

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15229.

It was Moved by Councillor Watts
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 86 Amendment By-law, 2003, No. 15228" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1424

Carried with Councillor Bose against.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15229"

7903-0176-00 - Cardiff Properties Ltd., c/o Rimark Consulting Services
(Rick Johnson)

RA (BL 12000) to CD (BL 12000) - 15357 Guildford Drive - to permit the development of an auto mall in Guildford.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15228.

Note: A Development Permit (7903-0176-00) on the site is to be considered for Final Approval under Item I.1(d).

It was Moved by Councillor Watts
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15229" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1425

Carried with Councillor Bose against.

Councillor Tymoschuk returned to the meeting at 5:48 p.m.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15033"

7903-0027-00 - Parshan S. Dhaliwal, c/o Avnash Banwait, Mainland Engineering Corporation

RA (BL 12000) to RF (BL 12000) - 9381 - 160 Street - to allow subdivision into approximately four single family lots.

Approved by Council: May 26, 2003

- * Planning & Development advise that (see memorandum dated June 3, 2004 in by-law back-up) the building scheme which has been filed with the City Clerk, is generally in compliance with the Model Building Design Guidelines which were prepared by the Planning & Development Department. It has been revised to permit in-ground basements on all four lots. The original lot grading plan only permitted basements on Lots 3 and 4. A new lot grading plan was subsequently submitted and approved by the Building Division and Design Guidelines were updated to reflect this change. The specific section which has been revised is Section 4.2(a).

In addition, at the June 23, 2003 Regular Council-Public Hearing meeting, Council requested that staff report back on the concerns raised regarding 93A Avenue. This issue was addressed in a memorandum from Planning & Development to Mayor and Council dated July 18, 2003.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15033" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1426

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14466"

7997-0288-00 - Rempy R. Lidder, Avtar S. Dhesi, Palwinder K. Dhesi, Connaught Place Developments Inc., c/o Coastland Engineering & Surveying Ltd. (Michael Helle) and c/o Lion King Homes Ltd.

RS (BL 5942) & RA (BL 12000) to RF (BL 12000) - 15070 and 15040 - 72 Avenue; 7162 - 150 Street - to permit the development of 28 single family lots.

Approved by Council: July 9, 2001

- * This by-law is proceeding in conjunction with By-laws 14847 and 15072, Items H.11 and H.12 of this agenda.
- * Planning & Development advise that (see memorandum dated June 4, 2004 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 Villeneuve
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14466" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1427

Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14847"
 7996-0329-00 - Gaea Land Corp., c/o Coastland Engineering & Surveying Ltd.
 (Michael Helle)

RA (BL 12000) to RF (BL 12000) - 7058 - 150 Street - to permit
 subdivision into 12 single family residential lots.

Approved by Council: November 4, 2002

- * This by-law is proceeding in conjunction with By-laws 14466 and 15072, items H.10 and H.12 of this agenda.
- * Planning & Development advise that (see memorandum dated June 4, 2004 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 Villeneuve
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14847" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1428

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15072"

7903-0065-00 - Gurdev and Surjit Khatkar, c/o Don Mortimore Designer Homes Land Corp.

RA (BL 12000) to RF (BL 12000) - 7170 - 150 Street - to allow subdivision into 5 single family residential lots.

Approved by Council: July 7, 2003

- * This application is proceeding in conjunction with By-law 14847 and 14466, items H.10 and H.11 of this agenda.
- * Planning & Development advise that (see memorandum dated June 4, 2004 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 Steele

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15072" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1429

Carried

INTRODUCTIONS

13. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15245, Amendment By-law, 2004, No. 15404"

3900-20-15404/6520-20SW - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15245" is amended in Section 1.(b), Schedule G - Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas by replacing the Table - Item 19 for South Westminster NCP. The purpose of this amendment is to correct the format by deleting reference to Anticipated Revenue. The revised fees reflect the annual increase for inflation using the 2003 CPI Index that is applied on March 1st of each year.

Approved by Council: To be approved

It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2003, No. 15245, Amendment By-law,
2004, No. 15404" pass its first reading.
RES.R04-1430 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, Text Amendment By-law, 2003, No. 15245, Amendment By-law,
2004, No. 15404" pass its second reading.
RES.R04-1431 Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15245,
Amendment By-law, 2004, No. 15404" be held at the City Hall on June 21, 2004,
at 7:00 p.m.
RES.R04-1432 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0002-00**
Barry Wiedman, Murray Hill Developments Ltd.
Murray Hill Developments Ltd.
12750 - 103 Avenue

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

"That Development Permit No. 7904-0002-00 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 Watts
 Seconded by Councillor Tymoschuk
 That Development Permit

No. 7904-0002-00 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.R04-1433

Carried

- (b) **Development Permit No. 7903-0171-00**
Park Ridge Holdings Ltd.
 16811 - 60 Avenue and 6056 - 168 Street

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

"That Development Permit No. 7903-0171-00 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 15232, Item H.4 of this agenda.

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

No. 7903-0171-00 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.R04-1434

Carried

- (c) **Development Permit No. 7903-0461-00**
Lubor Trubka, Lubor Trubka Associates Architects
Persepolis Builders Ltd.
 14836 - 33 Avenue

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

"That Development Permit No. 7903-0461-00 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 15282, Item H.6 of this agenda.

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

No. 7903-0461-00 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.R04-1435

Carried

- (d) **Development Permit No. 7903-0176-00**
Rick Johnson, Rimark Consulting Services/Cardiff Properties Ltd.
15357 Guildford Drive

Councillor Tymoschuk left the meeting at 5:57 p.m. due to a potential conflict of interest as he is a part-time employee with the Jim Pattison Group of Companies.

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

"That Development Permit No. 7903-0176-00 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 15229, Item H. 8 of this agenda.

It was Moved by Councillor Watts
Seconded by Councillor Steele
That Development Permit

No. 7903-0176-00 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.R04-1436

Carried with Councillor Bose against.

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

2. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7904-0088-00**
Cho Kim and Hae Kim
c/o John Kim
 4947 - 192 Street

Council is requested to pass the following resolution:

"That Temporary Commercial Use Permit No. 7904-0088-00 be issued to Cho Kim and Hae Kim to allow a temporary golf driving range and related facilities, on the site more particularly described as Lot 1, Section 4, Township 8, New Westminster District, Plan LMP 25004, for a period of (2) two years."

It was Moved by Councillor Watts
 Seconded by Councillor Steele
 That Temporary Commercial Use Permit
 No. 7904-0088-00 be issued to Cho Kim and Hae Kim to allow a
 temporary golf driving range and related facilities, on the site more
 particularly described as Lot 1, Section 4, Township 8, New Westminster
 District, Plan LMP 25004, for a period of (2) two years.

RES.R04-1437

Carried

3. Applications/By-laws/Permits to be Filed

- (a) **Development Permit No. 7902-0170-00**
644137 BC Ltd.
13374 King George Highway

Memo from the Manager, North Surrey Section, Planning & Development Department, advising that the applicant is no longer the owner of the subject property.

Planning & Development are recommending to Council that Development Permit 7902-0170-00 be filed.

It was Moved by Councillor Watts
 Seconded by Councillor Higginbotham
 That Development Permit 7902-0170-00 be
 filed.

RES.R04-1438

Carried

J. OTHER BUSINESS

**1. Council Motion - Cloverdale Facility
File: 4815-30**

Memorandum from Mayor McCallum requesting that Council consider passing a motion that Council approve in principle the establishment of a facility in the Cloverdale area modeled after Hyland House in Newton.

It was
Moved by Councillor Watts
Seconded by Councillor Steele
That Council support the concept of
establishing a facility modelled after Hyland House in Newton within the City of Surrey.

RES.R04-1439 Carried

K. ADJOURNMENT

It was
Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That the Regular Council - Land Use
meeting do now adjourn.

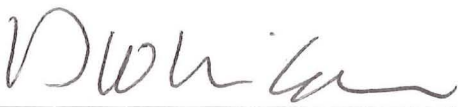
RES.R04-1440 Carried

The Regular Council- Land Use meeting adjourned at 6:06 p.m.

Certified Correct:



City Clerk



Mayor