



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JUNE 21, 2004
Time: 5:00 p.m.

Present:

Chair: Acting Mayor Bose
Councillor Tymoschuk
Councillor Steele
Councillor Priddy
Councillor Watts
Councillor Hunt

Absent:

Mayor McCallum
Councillor Villeneuve
Councillor Higginbotham

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Finance, Technology & Human Resources
General Manager, Engineering
Interim General Manager, Parks, Recreation & Culture
Manager, Area Planning Division
Manager, North Surrey Section
Manager, South Surrey Section
Manager, Land Development, Engineering
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. 7904-0163-00

19515 Langley By-pass

Mr. Gale Dowd, c/o Teck Construction Ltd./Jonker Auto Ltd., Inc.

No. 510982

Development Variance Permit

To vary the east side yard setback for a proposed extension to an existing car dealership building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 19515 Langley By-pass.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum east side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 1.9 metres (6 ft.)

in order to permit the expansion to the side (east) of the existing Jonker Honda 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 Hunt
Seconded by Councillor Watts
That:

1. Council approve Development Variance Permit No. 7904-0163-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 1.9 metres (6 ft.).

RES.R04-1539

Carried

SOUTH SURREY

2. **7903-0461-01**
14836 - 33 Avenue
Lubor Trubka, Lubor Trubka Associates Architects/Persepolis Builders Ltd.
Development Variance Permit
To permit a minimum 6.8 m (22 ft.) side yard on flanking street (33 Ave) setback for proposed food store building (Building C) and to permit building canopies to encroach a maximum of 2.4 m (8 ft.) into the required setback area.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14836 - 33 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - to permit a minimum flanking street (33 Avenue) setback of 6.8 m (22 ft.) for the proposed food store building (Building C); and
 - to permit building canopies to encroach a maximum of 2.4 m (8 ft.) into the required setback area.

in order to permit the development of a retail 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 Hunt
 Seconded by Councillor Watts
 That:

1. Council approve Development Variance Permit No. 7903-0461-01, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to permit a minimum flanking street (33 Avenue) setback of 6.8 m (22 ft.) for the proposed food store building (Building C); and
 - (b) to permit building canopies to encroach a maximum of 2.4 m (8 ft.) into the required setback area.

RES.R04-1540

Carried

SURREY CITY CENTRE/WHALLEY

3. **7904-0198-00**
13750 - 88 Avenue
Pacific Land Resource/City of Surrey
 Development Variance Permit
To allow a free-standing electronic message board sign for the Surrey Arts Centre.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13750 - 88 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulations:
 - to vary the termination date for the installation of an electronic message board sign

in order to permit an electronic message board sign at Bear Creek Park for the Surrey Arts 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 Steele
 Seconded by Councillor Watts
 That:

1. Council approve Development Variance Permit No. 7904-0198-00 (Appendix II), varying the following, to proceed to Public Notification:

- (a) to vary Part 41.(2)(d) of Surrey Sign By-law No. 13656 to delete the termination clause for the sign permit for an electronic message board sign.

RES.R04-1541

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

4. **7904-0089-00**
6058 and 6078 - 164 Street
Roger Jawanda - CitiWest/Carol Achterholt; Isobel and Neal Davidge
 Rezoning
From RA to RF to allow subdivision, along with an adjoining lot, into approximately 15 single family lots.

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Councillor Tymoschuk be appointed as

Interim Acting Chair.

RES.R04-1542

Carried

Acting Mayor Bose left the meeting at 5:09 due to a potential conflict of interest as his family has property holdings in the area, and Interim Acting Mayor Tymoschuk assumed the Chair.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6058 and 6078 - 164 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision with an adjoining lot into approximately 15 single family lots.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

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

RES.R04-1543

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15412" pass its first reading.

RES.R04-1544

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15412" pass its second reading.

RES.R04-1545

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15412" be held at the
 City Hall on July 5, 2004, at 7:00 p.m.

RES.R04-1546

Carried

Acting Mayor Bose returned to the meeting as 5:10 p.m. and resumed the Chair.

NEWTON

5. **7903-0433-00
 6898 and 6922 - 148 Street, 6887 - 149 Street
 McElhanney Consulting Services Ltd./Amarjit Duhra, Jagdish Duhra,
 Hardev Singh Duhra, Sunjeev Singh Duhra, Mandeep Singh Duhra,
 Amanda Nicole Uppal, J. & R. Investments Ltd., Inc. No. 423517,
 Papinder Kooner and Rajwant Kooner, 562914 B.C. Ltd., Inc. No. 562914
 and Ranjit Singh Sangha; Jenny Everett**

Rezoning

From RS (By-law No. 5942) and RA (By-law No. 12000) to RF (By-law No. 12000) to permit subdivision into approximately 26 single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6898 and 6922 - 148 Street, 6887 - 149 Street .

The applicant is proposing:

- a rezoning from RS (By-law No. 5942) and RA (By-law No. 12000) to RF (By-law No. 12000)

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

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

It was	Moved by Councillor Hunt Seconded by Councillor Watts That:
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1. a By-law be introduced to rezone the property from "Suburban Residential Zone (RS)" (By-law No. 5942) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-1547	<u>Carried</u>
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It was	Moved by Councillor Hunt Seconded by Councillor Watts That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15413" pass its first reading.
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RES.R04-1548	<u>Carried</u>
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The said By-law was then read for the second time.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15413" pass its second reading.
 RES.R04-1549 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15413" be held at the
 City Hall on July 5, 2004, at 7:00 p.m.
 RES.R04-1550 Carried

6. **7903-0427-00**
14907 - 76 Avenue and 14943 - 76A Avenue
Aplin & Martin Consultants Ltd./Palwinder Sehmbi, Jasmeet Sehmbi and
Bhapinder Sehmbi, and Sohan Johal and Nasib Johal
 NCP Amendment/Rezoning
Rezone from RA to RF to permit subdivision into approximately 13 single family residential lots. NCP Amendment from "Transitional Suburban" to "Urban Residential".

The Acting Chair noted that Application No. 7903-0427-00 was not in order for consideration at this time.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

7. **7903-0438-00**
6343 - 190 Street
Web Engineering Ltd./Bob McIntosh
 Rezoning/Development Variance Permit
From RA to RF in order to allow subdivision into approximately 4 single family lots and a remainder lot. DVP to reduce the front yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for proposed Lot 3 in order to retain an existing house.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 6343 - 190 Street.

The applicant is proposing:

- a rezoning from RA to RF; and

- a Development Variance Permit to vary the following by-law regulation:
 - reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for the existing house on proposed Lot 3

in order allow subdivision into approximately 4 single family lots and one remainder lot.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7903-0438-00 (Appendix VII), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for the existing house on proposed Lot 3.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 3 until future subdivision occurs;
 - (e) issuance of Development Variance Permit No. 7903-0438-00; and
 - (f) submission of adequate security to ensure completion of the modifications to the existing house along the northern façade, and the driveway relocation to the satisfaction of the Building Division.

RES.R04-1551

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15416" pass its first reading.
RES.R04-1552 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15416" pass its second reading.
RES.R04-1553 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15416" be held at the
City Hall on July 5, 2004, at 7:00 p.m.
RES.R04-1554 Carried

FLEETWOOD/GUILDFORD

8. **7904-0116-00**
15418 - 112 Avenue
Jasmail Sran, SND Developments/Gordon Wayne McLeod, Executor of the
Estate of Linda McLeod
Rezoning
From RA to RF in order to allow subdivision with an adjacent lot, into
approximately 8 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15418 - 112 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision with an adjacent lot into approximately 8 single family lots.

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

It was Moved by Councillor Hunt
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; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-1555 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15417" pass its first reading.

RES.R04-1556 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15417" pass its second reading.

RES.R04-1557 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15417" be held at the
City Hall on July 5, 2004, at 7:00 p.m.

RES.R04-1558 Carried

9. **7903-0338-00**
14959/75/89 Fraser Highway & 14986/96 - 92 Avenue
Roger Jawanda, CitiWest Consulting Ltd./Sukhvinder Atwal; Karamjeet Bhangoo; Onkar & Poonam Chadha, 671648 BC Ltd., Lisa & Kamal Sahota
Rezoning
Rezone a portion from RF to RF-12 in order to allow subdivision into approximately 4 RF lots and 20 small single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 14959/75/89 Fraser Highway & 14986/96 - 92 Avenue.

The applicant is proposing:

- a rezoning of a portion from RF to RF-12

in order to allow subdivision into approximately 4 standard single family and 20 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 Hunt
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone a portion of the site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block B shown on the attached Survey Plan) 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future consolidation with the adjacent property (14947 and 14976 - 92 Avenue); and

- (e) registration of a Section 219 Restrictive covenant on Lots 16 to 24 to ensure the installation and maintenance of the landscape buffer along Fraser Highway.

RES.R04-1559 Carried with Acting Mayor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15418" pass its first reading.

RES.R04-1560 Carried with Acting Mayor Bose against.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15418" pass its second reading.

RES.R04-1561 Carried with Acting Mayor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15418" be held at the
City Hall on July 5, 2004, at 7:00 p.m.

RES.R04-1562 Carried

SURREY CITY CENTRE/WHALLEY

10. 7904-0083-00
11152 and 11162 - 132 Street
Bob Cheema, Rock Solid Construction Ltd./Parmjit Singh Kang; Rock Solid Construction Ltd.

Development Variance Permit

To relax the front and rear yard setback requirements for a new house to be built on proposed Lot 1 of a 2-lot subdivision.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 11152 and 11162 - 132 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulations:
 - reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.7 metres (19 ft.) for proposed Lot 1; and

- reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 1

in order to accommodate the siting of one single family dwelling on a lot proposed to be reconfigured through subdivision.

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. 7904-0083-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.7 metres (19 ft.) for proposed Lot 1; and
 - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 1.

RES.R04-1563

Carried with Acting Mayor Bose against.

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

11. 7904-0144-00

11060 - 154 Street

CitiWest Consulting Ltd./Chetan Dev and Shashi Garg

Rezoning

From RA to RF to allow for the subdivision into approximately 6 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 11060 - 154 Street.

The applicant is proposing:

- a rezoning from RA to RF

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

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential 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) approval from the Ministry of Transportation; and
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-1564 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15419" pass its first reading.

RES.R04-1565 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15419" pass its second reading.

RES.R04-1566 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15419" be held at the
City Hall on July 5, 2004, at 7:00 p.m.

RES.R04-1567 Carried

12. 7903-0402-00
16212 - 110 Avenue
Michael Helle, Coastland Engineering & Surveying Ltd./Pauline and
Marvin Bonderud

Rezoning

From RA to RF to permit subdivision into approximately 11 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16212 - 110 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the 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 Hunt
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; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-1568 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15420" pass its first reading.

RES.R04-1569 Carried

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

RES.R04-1570 It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15420" pass its second reading.
Carried

RES.R04-1571 It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15420" be held at the
City Hall on July 5, 2004, at 7:00 p.m.
Carried

13. 7903-0252-00

10175 and 10225 - 154 Street and 10180 - 153 Street

David Emri, Onni Group/624655 B.C. Ltd.

Rezoning/Development Permit

Rezone from C-15 to CD and Development Permit to permit development of a mixed-use project consisting of approximately 20,000 sq.ft. of ground floor commercial space and 340 residential units in three, 4-storey buildings.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 10175 and 10225 - 154 Street and 10180 - 153 Street.

The applicant is proposing:

- a rezoning from C-15 to CD; and
- a Development Permit

in order to permit the development of three, 4-storey buildings with approximately 20,000 sq.ft. of ground floor commercial space and 340 residential units.

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

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

1. a By-law be introduced to rezone the property from "Town Centre Commercial Zone (C-15)" (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. 7903-0252-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) resolution of minor design details to the satisfaction of the City Architect;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (f) resolution of the impact the proposed development will have on existing parks facilities, to the satisfaction of the Parks, Recreation & Culture Department.

RES.R04-1572

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15421" pass its first reading.

RES.R04-1573

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15421" pass its second reading.

RES.R04-1574

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15421" be held at the
 City Hall on July 5, 2004, at 7:00 p.m.

RES.R04-1575

Carried

NEWTON

14. 7904-0166-00

13866 - 60 Avenue

Hardip Sangha/Marjorie L. Reavie

Development Variance Permit

To vary Section 23 Clause 5(a) of Building By-law No. 9011 to permit the relocation of a single family house.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13866 - 60 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - Section 23, Clause 5(a) of By-law No. 9011

in order to permit the relocation of a single family house from 16306 - 88 Avenue to 13866 - 60 Avenue.

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

It was

Moved by Councillor Watts
Seconded by Councillor Steele
That:

1. Council approve Development Variance Permit No. 7904-0166-00 (Appendix II), varying the following, to proceed to Public Notification:
 - (a) to vary By-law No. 9011, Section 23, Clause 5(a) to permit the relocation of a single family house.
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.

RES.R04-1576

Carried with Acting Mayor Bose against.

SOUTH SURREY**15. 7904-0085-00****1630, 1640 and 1650 - 140 Street****Chip Barrett Architect/659559 B.C. Ltd.**

Rezoning/Development Permit

Rezone from RF to CD and Development Permit to permit the development of 10 senior cottage units.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 1630, 1640 and 1650 - 140 Street.

The applicant is proposing:

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

in order to permit the development of 10 senior cottage units.

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

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (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. 7904-0085-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;

- (d) submission of a landscaping cost estimate to the specifications of the City Landscape Architect;
- (e) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
- (f) adequately address the impact of the elimination of indoor amenity space;
- (g) execution of a housing agreement to restrict the development to seniors only; and
- (h) meet the requirements of the Fire Department.

4. Council pass a resolution to amend the Central Semiahmoo Local Area Plan to redesignate the lands from Urban Residential to Multiple Residential (Townhouse) before final adoption of the Rezoning By-law.

RES.R04-1577

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15422" pass its first reading.

RES.R04-1578

Carried

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

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15422" pass its second reading.

RES.R04-1579

Carried

It was then

Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15422" be held at the
 City Hall on July 5, 2004, at 7:00 p.m.

RES.R04-1580

Carried

16. 7903-0269-00**2885 Semiahmoo Trail****Clarence Arychuk, c/o Hunter Laird Engineering Ltd./****Sharon Lea Rosenberg**

Rezoning

From RA to RH-G to permit the development of 5 half-acre gross density lots and the provision of 15% open space.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 2885 Semiahmoo Trail.

The applicant is proposing:

- a rezoning from RA to RH-G

in order to allow subdivision into five single family residential lots with a provision of 15% open space.

Lawrence Rosenberg, 2885 Semiahmoo Trail, was in attendance and commented that he has made it clear with the City and his neighbours that he doesn't want to develop his property and would consider the portion of property west of the tennis court for development only if Semiahmoo Trail is used as access to the house. He continued that he had just finished his house and 30,000 sq. ft. driveway accessing Semiahmoo Trail and was delighted to be able to place the house and new garage on the property without losing any trees. He added that the City did not mention their intention to close the Semiahmoo Trail.

He continued that a stand of fir trees and improvements (tennis court and workshop) were physical obstacles in the way to connect the driveway to the internal road network. He added that he had been granted additional, permanent access to the Semiahmoo Trail in June 2003 and then proceeded with his application. He noted that City staff had advised that access to the Semiahmoo Trail would be closed, at which time he met with staff and the issues were then discussed. He advised that the Heritage Advisory Commission had accepted this arrangement and added further restrictions.

He then noted that he was shocked to find City staff had changed their mind with respect to driveway access and added Item 2(h) to remove existing vehicular access on Semiahmoo Trail. He advised he was not against the closing of the Trail but he did not want to lose access to the Trail before the street actually closes, resulting in significant expense. He discussed construction equipment and timelines.

He requested that Council approve the development application allowing him to use the legal access to Semiahmoo Trail until the City approves subsequent development applications for the subject property or the City acquires permanent closure of the Trail between 28 Avenue and 32 Avenue, whichever comes first.

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

The Acting Mayor noted that Item 2(h) would be divided from the motion.

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (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 the 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 the Semiahmoo Trail and landscaping with the proposed open space;
 - (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; and

RES.R04-1581

Carried

The Acting Chair noted that Item (h) was before Council, and:-

It was Moved by Councillor Hunt
Seconded by Councillor Priddy
That Item 2(h) as follows be referred to staff
to be amended in the context of the issues raised at the June 21, 2004 Regular
Council Land Use meeting.

(h) ensure appropriate arrangements are established to remove the existing
vehicular access to Semiahmoo Trail either through the cul-de-sac to the
north or through Lot 4.

RES.R04-1582

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15423" pass its first reading.

RES.R04-1583

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15423" pass its second reading.

RES.R04-1584

Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15423" be held at the
City Hall on July 5, 2004, at 7:00 p.m.

RES.R04-1585

Carried

C. CORPORATE REPORTS

1. The Corporate Report under date of June 21, 2004 was considered and dealt with as follows:

Item No. L010 Policy for Service Station Site Demolition,
Decommissioning and Remediation
File: 0340-01; 7900-0305-00; 7900-0305-01;
7901-0313-00

The General Manager, Planning & Development submitted a report advising that at its Regular Council - Land Use meeting on April 19, 2004, Council directed

that staff formulate a policy to address the landscaping and maintenance of service station sites that are being decommissioned and remediated. This report responds to that directive of Council.

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

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

1. Receive this report as information;
2. Adopt the policy attached as Appendix I, entitled "Policy for Service Station Site Demolition, Decommissioning and Remediation" (the "Policy"), that will act to ensure that service station sites that are in the process of being decommissioned and remediated remain attractive from the perspective of the surrounding lands and streets;
3. Add the following conditions of approval to the rezoning application (File No. 7900-0305-00) related to the site at 10376 – 152 Street, requiring Imperial Oil Ltd. to:
 - (a) register or submit a letter of undertaking to register a Restrictive Covenant on the title of the site at 15196 - 104 Avenue (i.e., the site proposed to be decommissioned) that commits the owner to fully comply with the requirements of the new Policy in relation to that site;
 - (b) make application for a Development Permit for the site at 15196 - 104 Avenue in accordance with the Policy, and
 - (c) post an appropriate security in favour of the City to ensure that they register the Restrictive Covenant referenced in (a) and proceed with due haste (after final approval is given for rezoning the site at 10376 - 152 Street) to obtain a Development Permit for the site at 15196 - 104 Avenue in accordance with the requirements of the new Policy; and

all of which must be completed prior to Council considering final adoption of the rezoning by-law related to the property at 10376 – 152 Street (File No. 7900-0305-00); and

4. Add a condition of approval to the rezoning application (File No. 7901-0313-00), related to the Petro-Canada site at 13643 - 80 Avenue, requiring Petro-Canada to obtain a Development Permit in accordance with the above Policy for the site at 13576 King George Highway, prior to Council considering final adoption of the rezoning by-law related to the property at 13643 - 80 Avenue (File No. 7901-0313-00).

RES.R04-1586

Carried**D. ITEMS TABLED BY COUNCIL****E. DELEGATIONS****F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BY-LAWS**

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14067"

7900-0149-00 - Highway Ten Investments Ltd.,
c/o Bill Randall, Royal LePage Commercial Inc., and
Zanatta Investments Ltd.

IA (BL 12000) to IB (BL 12000) - 15350 Highway 10 - 56 Avenue - to permit light impact industrial uses and associated office uses within an existing industrial building.

Approved by Council: June 26, 2000

Note: The Public Hearing on this application was held on July 17, 2000. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- * Planning & Development advise that (see memorandum dated June 9, 2004 in by-law backup) the reason for the delay in bringing this application to Final

Adoption was due to financial constraints. The property was subsequently sold to a new owner who was in a position to complete the servicing agreement with the City.

In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Panorama Ridge Local Area Plan to redesignate the site from Agro-Industrial to Business Park.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council amend the East Panorama
Ridge Local Area Plan to redesignate the site from Agro-Industrial to Business
Park.

RES.R04-1587

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14067" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1588

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14752"

7902-0073-00 - Christian and Missionary Alliance - Canadian Pacific District,
c/o Ankenman Associates Architects Inc.

RA (BL 12000) to PA-1 (BL 12000) - 11014 - 154 Street - to permit the
development of a neighbourhood-scale church with 196 seats.

Approved by Council: July 8, 2002

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14752" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1589

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15258"

7903-0363-00 - Arthur and Susan Willms, Claymore Homes Inc.
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

A-1 (BL 12000) to RF (BL 12000) - 6152 - 164 Street - to allow
consolidation with the adjacent RF zoned lot to the south

(6142 - 164A Street) for subdivision into 17 single family lots and a remainder lot.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Councillor Tymoschuk be appointed as

Interim Acting Mayor.

RES.R04-1590

Carried

Acting Mayor Bose left the meeting at 5:53 p.m. for Items 3 and 4 due to a potential conflict of interest as his family has property holdings in the area, and Interim Acting Mayor Tymoschuk assumed the Chair.

Approved by Council: January 12, 2004

- * Planning & Development advise that (see memorandum dated June 16, 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 Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15258" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1591

Carried

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15096"

7902-0357-00 - Qualico Developments (Vancouver) Inc.
c/o Ocean Park Developments Ltd.

RA (BL 12000) to RF, RF-12 and RF-9 (BL 12000) - 16483 and
16513 - 60 Avenue - to allow subdivision into approximately five (5)
single family lots and thirty-four (34) small single family lots.

Approved by Council: July 21, 2003

- * Planning & Development advise that (see memorandum dated June 14, 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.

Subsequent to the Public Hearing for this project, minor revisions to the building scheme have been submitted by the applicant and reviewed by the Planning and Development Department. The revisions proposed are a result of topographical constraints affecting the housing style and landscaping of the lots. On uphill lots garages will be permitted to project past the front of the dwelling unit and balconies will be permitted on the front or side of the single family dwelling.

In addition, Planning and Development advise that it is now in order for Council to pass a resolution amending the West Cloverdale North Neighbourhood Concept Plan to redesignate a portion of the site from Townhouses to Small Lots.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council amend the West Cloverdale
North Neighbourhood Concept Plan to redesignate a portion of the site from
Townhouses to Small Lots.

RES.R04-1592

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15096" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1593

Carried

Acting Mayor returned to the meeting at 5:54 p.m. and resumed the Chair.

5. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 45
Amendment By-law, 2004, No. 15356"

7904-0098-00 - Sukhwinder Aujla and Gurdip Uppal, c/o David O'Sullivan

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permits by adding new Temporary Industrial Use Permit Area No. 13 "Temporary Contractor's Storage Yard" to allow a temporary office and storage yard, on properties located at 11618 - 130 Street, 13011 and 13059 - 116 Avenue, for contractor's equipment for a period not to exceed two years.

Approved by Council: April 19, 2004

Note: A Temporary Industrial Use Permit (7904-0098-00) on the site is to be considered for Final Approval under Item I.2(a).

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 45 Amendment By-law, 2004, No. 15356" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R04-1594

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15223"

7903-0359-00 - Top Notch Developments Ltd.,
 c/o Mainland Engineering Corporation (Avnash Banwait)

RF (BL 12000) to RF-12 (BL 12000) - Portions of 8057 and 8071 King
 George Highway - to allow a subdivision to create approximately
 15 compact single family lots and 1 mixed-use lot for By-laws 15223 and
 15224.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15224.

Note: A Development Permit (7903-0359-00) on the site is to be considered for
 Final Approval under Item I.1(a).

* Planning & Development advise that (see memorandum dated June 17, 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 Hunt
 Seconded by Councillor Watts
 That Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15223" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1595

Carried with Acting Mayor Bose against.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15224"

7903-0359-00 - Top Notch Developments Ltd., c/o Mainland Engineering Corporation (Avnash Banwait)

RF (BL 12000) to CD (BL 12000) - 8085 King George Highway, Portions of 8057 and 8071 King George Highway - to allow a subdivision to create approximately 15 compact single family lots and 1 mixed-use lot for By-laws 15223 and 15224.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15223.

Note: A Development Permit (7903-0359-00) on the site is to be considered for Final Approval under Item I.1(a).

- * Planning & Development advise that (see memorandum dated June 17, 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 and Development advise that it is now in order for Council to pass a resolution amending the Newton Local Area Plan to redesignate the proposed lot fronting King George Hwy from Urban Residential to Residential/Commercial Mixed-Use.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council amend the Newton Local Area
Plan to redesignate the proposed lot fronting King George Hwy from Urban
Residential to Residential/Commercial Mixed-Use.

RES.R04-1596 Carried with Acting Mayor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15224" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1597 Carried with Acting Mayor Bose against.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15236A"

7902-0104-00 - Kulvinder K. Binning, c/o Roger Jawanda,
CitiWest Consulting Ltd.

RA (BL 12000) to CD (BL 12000) - 14023 - 64 Avenue - to allow subdivision into 2 half-acre gross density type lots, 3 single family residential zone (RF) lots and 7 single family small lots for By-laws 15236A and 15236B.

Approved by Council: December 1, 2003
Corporate Report Item R034

- * This by-law is proceeding in conjunction with By-laws 15236B and 15237.
- * Planning & Development advise that (see memorandum dated June 17, 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 Hunt
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15236A" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1598

Carried with Acting Mayor Bose against.

9. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15236B"

7902-0104-00 - Kulvinder K. Binning, c/o Roger Jawanda,
CitiWest Consulting Ltd.

RA (BL 12000) to RF and RF-12 (BL 12000) - Portions of 14023 - 64 Avenue - to allow subdivision into 2 half-acre gross density type lots, 3 single family residential zone (RF) lots and 7 single family small lots for By-laws 15236A and 15236B.

Approved by Council: December 1, 2003
Corporate Report Item R034

- * This by-law is proceeding in conjunction with By-laws 15236A and 15237.
- * Planning & Development advise that (see memorandum dated June 17, 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 and Development advise that it is now in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the western portion of the subject site (lots 10 to 12), along 140 Street, from Suburban Residential 1/2 Acre to Single Family Residential (max 6 upa).

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council amend the South Newton
Neighbourhood Concept Plan to redesignate the western portion of the subject site (lots 10 to 12), along 140 Street, from Suburban Residential 1/2 Acre to Single Family Residential (max 6 upa).

RES.R04-1599 Carried with Acting Mayor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15236B" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1600 Carried with Acting Mayor Bose against.

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0359-00**
**Avnash Banwait - Mainland Engineering Corporation/
Top Notch Developments Ltd.**
8057/8071/8085 King George Highway

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

"That Development Permit No. 7903-0359-00 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 Nos. 15223 & 15224, H.6 & H.7 of this agenda.

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

No. 7903-0359-00 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.R04-1601

Carried

- (b) **Development Permit No. 7901-0304-00**
Samuel M. Chan, Ionic Architecture/P. Baratta Construction Ltd.
(Inc. No. 67498)
 6450 - 148 Street

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

"That Development Permit No. 7901-0304-00 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 Hunt
 Seconded by Councillor Watts
 That Development Permit

No. 7901-0304-00 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.R04-1602

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R04-1603

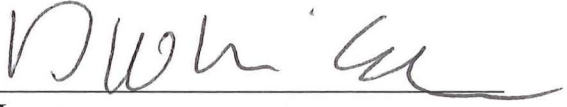
Carried

The Regular Council- Land Use meeting adjourned at 5:55 p.m.

Certified Correct:



City Clerk



Mayor