



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JULY 19, 2004
Time: 4:30 p.m.

Present:

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

Absent:

Councillor Steele

Councillors Entering Meeting as Indicated:

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. 7904-0082-00

19188 - 94 Avenue

Peter Chu/Linda, Paul and Juanita Manning

Development Permit

To permit the construction of a multi-tenant industrial building in Port Kells.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19188 - 94 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a multi-tenant industrial warehouse building in Port Kells.

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

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

1. Council authorize staff to draft Development Permit No. 7904-0082-00 generally 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;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) resolution of minor design issues, including signage, to the satisfaction of the City Architect.

RES.R04-1883

Carried

NEWTON

2. **7904-0240-00**
Portion of 12651 - 80 Avenue
Gurdip Hans/The Owners, Strata Corporation BCS15
Development Variance Permit
To vary the rear yard setback and height of an accessory structure on an existing industrial lot.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located on a portion of 12651 - 80 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
- the minimum rear yard setback requirement for accessory structures of the CD Zone (By-law No. 14225) is varied from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and
 - the maximum height requirement for accessory structures of the CD Zone (By-law No. 14225) is varied from 6 metres (20 ft.) to 7.2 metres (24 ft.)

in order to permit the construction of a dust collector, adjacent to two strata units (Unit No. 121 and Unit No. 122), as shown on the site plan attached as Appendix II.

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

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

1. Council approve Development Variance Permit No. 7904-0240-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback requirement for accessory structures of the CD Zone (By-law No. 14225) from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and
 - (b) to vary the maximum building height of the CD Zone (By-law No. 14225) allowed for accessory structures from 6 metres (20 ft.) to 7.2 metres (24 ft.).

RES.R04-1884

Carried

3. **7904-0222-00**
13030 - 76 Avenue
KC Group of Properties Ltd., c/o Taranjit Chana/282738 B.C. Ltd. and Cambridge Business Centres Ltd.
Development Permit
To allow the development of two industrial buildings totalling 9,235 m² in floor area, within a business park.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13030 - 76 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of two multi-tenant industrial buildings with a total floor area of 9,235 square metres (99,408 sq.ft.) within a business park.

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:

RES.R04-1885 1. Council file Development Permit Application No. 7903-0090-00.
Carried

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

1. Council authorize staff to draft Development Permit No. 7904-0222-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R04-1886 Carried

4. **7904-0159-00**
6955/77 - 128 Street
Santokh Khangura
CD By-law Amendment
To amend CD By-law No. 14124 to add one "coffee shop" and one "convenience store" as a permitted use.

The General Manager of Planning & Development submitted a report concerning an application to amend CD By-law No. 14124 on properties located at 6955/77 - 128 Street.

The applicant is proposing:

- to amend CD By-law No. 14124

in order to permit the development of a coffee shop (maximum 15 seats) and a convenience store.

To implement Council's previous decision granting approval to proceed to this project the General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That a By-law be introduced to amend
Comprehensive Development By-law No. 14124 to permit one coffee shop
(maximum 15 seats) and one convenience store use, and a date be set for Public
Hearing.

RES.R04-1887 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14124, Amendment By-law, 2002,
No. 14683, Amendment By-law 2004, No. 15457" pass its first reading.

RES.R04-1888 Carried with Councillor Bose against.

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, 2000, No. 14124, Amendment By-law, 2002,
No. 14683, Amendment By-law 2004, No. 15457" pass its second reading.

RES.R04-1889 Carried with Councillor Bose against.

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, 2000, No. 14124, Amendment
By-law, 2002, No. 14683, Amendment By-law 2004, No. 15457" be held at the
City Hall on Tuesday, September 7, 2004, at 7:00 p.m.

RES.R04-1890 Carried

5. **7904-0130-00**
13438 - 72 Avenue
Adam Tobias, Common Exchange Ltd. 448271/
Common Exchange Ltd. 448271
Rezoning
From C-8 to C-8B to permit a pawnshop use.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13438 - 72 Avenue.

The applicant is proposing:

- a rezoning from C-8 to C-8B

in order to permit a pawnshop use.

Delegation

The owner of the Common Exchange commented that his organization employs 14 full time staff and has been in the Whalley area for 12 years and Newton area for 11 years. He continued that the Common Exchange has an approved accreditation, completes over 50,000 transactions per year, and enjoys an excellent working relationship with the RCMP. He added that his business partner is the director of the Whalley Business Improvement Association. He noted that the Common Exchange has a five-year working record with the South Fraser Child Development Centre, and the organization is involved with the Gala of Hope, school breakfast and recreation programs.

He added that 94% of all merchandise is redeemed and that the average age of the loan stands at 45 days before the customer redeems the loan. He explained that the item is held for 30 days and another 100 days provided to the owner to pick up items. He stated that 6% of unredeemed items stay behind, which are then kept for another 62 days. He added that Common Exchange occupies a legal non-conforming two-story building in Newton, and had moved existing storage facilities from upstairs to the main floor. He continued that he thought they were permitted to do this without getting a new license.

He commented that the Whalley stores were closed down when the liquidation store opened in Newton.

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

It was

Moved by Councillor Watts

Seconded by Councillor Tymoschuk

That Application 7904-0130-00 be referred

to staff for review and preparation of a by-law restricting the amount of area available for retail use.

RES.R04-1891

Carried with Mayor McCallum and
Councillor Hunt against.

- 6. 7904-0109-00**
7651 - 152 Street
Eric Adernack, Aplin & Martin Consultants Ltd./Guildford Golf and Country Club

Rezoning/Development Variance Permit

Rezone a portion of the site from RF to CPG to permit consolidation with the Guildford Golf and Country Club. Development Variance Permit to reduce the minimum landscaping buffer to 4.0 m along the east & south lot lined and 0 m along the north lot line.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 7651 - 152 Street.

The applicant is proposing:

- a rezoning from RF to CPG;
- a Development Variance Permit to vary the following by-law regulations:
 - relax the minimum landscape buffer requirement from 12 m (40 ft.) along all lot lines to 4 m (13 ft.) along the east and south lot lines and 0 m along the north lot line

in order to allow subdivision (lot consolidation) with the Guildford Golf and Country Club.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Golf Course Zone (CPG)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0109-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the landscaping requirement of the CPG Zone from a minimum of 12 m (40 ft.) along all lot lines to 4 m (13 ft.) along the east and south lot lines and 0 m (0 ft.) along the north lot line.
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 landscaping plan and cost estimate; and

- (d) approval from BC Hydro regarding the proposed landscaping plan within the BC Hydro right-of-way.

RES.R04-1892

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15458" pass its first reading.

RES.R04-1893

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. 15458" pass its second reading.

RES.R04-1894

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. 15458" be held at the
 City Hall on Tuesday, September 7, 2004, at 7:00 p.m.

RES.R04-1895

Carried

SOUTH SURREY

7. 7904-0232-00

2324 - 156 Street

Curteis Demographics Ltd./Phillip Isak

Rezoning/Development Permit/Development Variance Permit

Rezone from RF to C-5, Development Permit and Development Variance Permit to vary side yard setbacks in order to permit the upgrading of an existing building to accommodate a software development office.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located at 2324 - 156 Street.

The applicant is proposing:

- a rezoning from RF to C-5;
- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:

- north side yard setback of the C-5 Zone (By-law No. 12000) from 7.5 metres (25 ft.) to 5.1 metres (16.7 ft.); and
- south side yard setback of the C-5 Zone (By-law No. 12000) from 7.5 metres (25 ft.) to 2.1 metres (6.9 ft.)

in order to permit the upgrading of an existing building that will accommodate a software development office.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7904-0232-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7904-0232-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the C-5 Zone (By-law No. 12000) from 7.5 metres (25 ft.) to 5.1 metres (16.7 ft.); and
 - (b) to reduce the minimum south side yard setback of the C-5 Zone (By-law No. 12000) from 7.5 metres (25 ft.) to 2.1 metres (6.9 ft.) to accommodate an existing building.
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; and
 - (b) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-1896

Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15459" pass its first reading.
RES.R04-1897 Carried with Councillor Bose against.

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. 15459" pass its second reading.
RES.R04-1898 Carried with Councillor Bose against.

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. 15459" be held at the
City Hall on Tuesday, September 7, 2004, at 7:00 p.m.
RES.R04-1899 Carried

SURREY CITY CENTRE/WHALLEY

8. 7904-0101-00

13916 Grosvenor Road

Bolivar Heights Market

Development Permit/Development Variance Permit

Development Permit to allow the construction of a convenience store with gas bar and residence. Development Variance Permit to relax the rear yard setback.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 13916 - Grosvenor Road.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following Zoning By-law regulation:
 - to relax the rear yard setback of CD By-law No. 12547 from 20 metres (66 ft.) to 7.5 metres (25 ft.)

in order to allow the construction of a convenience store with gas bar and residence.

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

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

1. Council authorize staff to draft Development Permit No. 7904-0101-00 in accordance with the attached drawings (Appendix V).
2. Council approve Development Variance Permit No. 7904-0101-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the Comprehensive Development Zone (By-law No. 12547) from 20 metres (66 ft.) to 7.5 metres (25 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) removal of existing single family dwellings to the satisfaction of the Building Division.

RES.R04-1900

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

9. **7904-0152-00**
16445 Bell Road
Hunter Laird Engineering Ltd./Petrus and Helena Boudewyn
Rezoning
From RA to RF to allow subdivision into approximately 6 single family lots.

Councillor Bose left the meeting at 5:10 p.m. due to a potential conflict of interest as his family has property holdings in the area.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16445 Bell Road.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 6 single family lots in West Cloverdale South NCP Area.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of 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.R04-1901 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15460" pass its first reading.

RES.R04-1902 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15460" pass its second reading.

RES.R04-1903 Carried

It was then
 Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15460" be held at the
 City Hall on September 7, 2004, at 7:00 p.m.
 RES.R04-1904 Carried

Councillor Bose returned to the meeting at 5:11 p.m.

10. 7904-0067-00

6820 - 192 Street

McElhanney Consulting Services Ltd./Charles and Lois Dillen

Rezoning

From RA to RF-9C to allow subdivision into approximately 9 small single family lots in East Clayton.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6820 - 192 Street.

The applicant is proposing:

- a rezoning from RA to RF-9C

in order to allow subdivision into approximately 9 small single family lots with coach houses in East Clayton.

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

It was
 Moved by Councillor Hunt
 Seconded by Councillor 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 (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.R04-1905

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15461" pass its first reading.

RES.R04-1906

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. 15461" pass its second reading.

RES.R04-1907

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. 15461" be held at the
 City Hall on Tuesday, September 7, 2004, at 7:00 p.m.

RES.R04-1908

Carried**NEWTON****11. 7904-0076-00****14919 - 68 Avenue****Roger Jawanda, CitiWest Consulting Ltd./Baljit and Nirmal Chehal**

Rezoning

From RA to RF to permit subdivision into 2 single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 14919 - 68 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into two 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:

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.R04-1909

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15462" pass its first reading.

RES.R04-1910

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. 15462" pass its second reading.

RES.R04-1911

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. 15462" be held at the
City Hall on Tuesday, September 7, 2004, at 7:00 p.m.

RES.R04-1912

Carried

12. 7904-0024-00
6216 and 6172 - 150 Street
Coastland Engineering & Surveying Ltd., c/o Greg Sewell/Panorama Village Homes Ltd.

NCP Amendment/Rezoning/Development Variance Permit
NCP amendment from Single Family Residential to Single Family Residential Small Lots; rezone from RA to RF-12 and RF-9 in order to permit subdivision into approximately 53 single family lots; and DVP to waive driveway access from a lane for the RF-12 Zone.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and a Development Variance Permit application on properties located at 6216 and 6172 - 150 Street.

The applicant is proposing:

- an NCP amendment from "Single Family Residential" to "Single Family Residential Small Lots; and
- a rezoning from RA to RF-12 and RF-9;
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - Section H. of the RF-12 Zone is varied by eliminating Sub-section 1 which requires that driveway access to Lots 44, 29, 28, 27 and 26 be via the rear lane

in order to allow subdivision into approximately 53 single family residential lots (9 RF-9 lots and 44 RF-12 lots).

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That:

1. a By-law be introduced to rezone the portion of the site identified as Area "A" in the reference plan attached as Appendix VI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 1000) and the portion of the site identified as Area "B" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0024-00 (Appendix X), varying the following, to proceed to Public Notification:

- (a) Section H. of the RF-12 Zone is varied by eliminating Sub-section 1 which requires that driveway access to Lots 44, 29, 28, 27 and 26 via the rear lane.
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; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
4. Council pass a resolution to amend South Newton Neighbourhood Concept Plan to redesignate the land from "Single Family Residential" to "Single Family Residential Small Lots" when the project is considered for final adoption.

RES.R04-1913

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15463" pass its first reading.

RES.R04-1914

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. 15463" pass its second reading.

RES.R04-1915

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. 15463" be held at the
 City Hall on Tuesday, September 7, 2004, at 7:00 p.m.

RES.R04-1916

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL**CLOVERDALE****13. 7903-0474-00****17704 - 56A Avenue, 17705 and 17683 Highway No. 10****City of Surrey Attention: Ding Torrijos/City of Surrey****Development Permit/Development Variance Permit***Development Permit to allow the construction of the Surrey Learning & Discovery Centre. Development Variance Permit to relax the required parking from 120 stalls to 98 stalls.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 17704 - 56A Avenue, 17705 and 17683 Highway No. 10.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - to relax the required parking from 120 spaces to 98 spaces

in order to permit the development of the Surrey Learning and Discovery 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 Hunt
That:

1. Council authorize staff to draft Development Permit No. 7903-0474-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0474-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the number of required on-site parking spaces from 120 to 98.
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; and

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

RES.R04-1917

Carried**SOUTH SURREY****14. 7904-0147-00****2201 - 148 Street****Jean Lamontagne, City of Surrey/City of Surrey**

Development Permit

To permit the construction of a multi-purpose centre within the existing South Surrey Athletic Park.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 2201 - 148 Street.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a multi-purpose centre within the existing South Surrey Athletic Park.

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. 7904-0147-00 (Appendix IV) authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R04-1918

Carried**SURREY CITY CENTRE/WHALLEY****15. 7904-0263-00****13853/89 - 104 Avenue****Roger Romses/D.M.H. Equities Ltd.**

Development Permit/Development Variance Permit

*Development Permit to permit an addition to an existing office building.**Development Variance Permit to vary covered parking regulations.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 13853/89 - 104 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - relax the covered parking requirement

in order to permit an addition to an existing office building in the 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 Hunt
Seconded by Councillor Tymoschuk
That:

1. Council authorize staff to draft Development Permit No. 7904-0263-00 in accordance with the attached drawings (Appendix II).
2. Council rescind resolution No. R04-770 issuing Development Variance Permit No. 7903-0399-00.
3. Council file Development Permit Application No. 7903-0399-00.
4. Council approve Development Variance Permit No. 7904-0263-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to waive the requirement of the C-35 Zone that all parking spaces be located underground or within a building envelope.
5. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) the registration of a Section 219 Restrictive Covenant tying the parking on the adjoining lot at 10431 - 139 Street to the subject site; and

- (d) the registration of a Section 219 Restrictive Covenant indicating that the existing access on 104 Avenue will be closed upon completion of 104A Avenue.

RES.R04-1919

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council rescind Council Resolution
 R04-770 issuing Development Variance Permit No. 7903-0399-00.

RES.R04-1920

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council file Development Permit

application No. 7903-0399-00.

RES.R04-1921

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON****16. 7904-0108-00****18375 - 60 Avenue****Paul Chislett/Vera Williamson**

Development Variance Permit

Development Variance Permit to postpone works and services and to vary right-of-way requirements for 183A Street.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 18375 - 60 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - to vary Subdivision and Development By-law No. 8830 to postpone the Works and Servicing requirements for proposed Lots 1 and 2;
 - vary the right-of-way requirements from 16.5 metres (54 ft.) to 15.5 metres (51 ft.) for 183A Street

in order 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 Hunt
Seconded by Councillor Tymoschuk
That:

1. Council approve Development Variance Permit No. 7904-0108-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) Surrey Subdivision & Development By-law, 1986, No. 8830 is varied as follows:
 - (i) 24(a) is varied by postponing works and servicing requirements for proposed Lot 2.
 - (ii) 24(a) is varied by reducing the right-of-way requirements for 183A Street from 16.5 m (54 ft.) to 15.5 m (51 ft.); and
 - (iii) 24(a) is varied by postponing works and servicing requirements for proposed Lot 1, provided that:
 - a. a statutory right-of-way of 5.5 metres (18 ft.) is provided along the west boundary of Lot 1 for 183A Street widening;
 - b. a statutory right-of-way of 5.942 metres (19 ft.) is provided along the east boundary of Lot 1 for 184 Street widening and greenway; and
 - c. cash-in-lieu of construction is secured to the satisfaction of the General Manager, Engineering for the future widening of 183A Street.
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 including the statutory right-of-way and cash-in-lieu requirements as specified in 1(a) above, are provided and 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 18375 - 60 Avenue (Lot 2) until future subdivision;
- (e) registration of a Section 219 Restrictive Covenant indicating provision for alternative access for a portion of 18375 - 60 Avenue (Lot 2) when future subdivision occurs; and
- (f) registration of a Section 219 Restrictive Covenant on a portion of 18375 - 60 Avenue (Lot 1) for land dedication for widening of 183A Street and 184 Street when Lot 2 is further subdivided.

RES.R04-1922

Carried

17. **7904-0030-00**
6035 - 168 Street
Mr. Don Andrew c/o Creekside Architects/Cloverdale Land Co. Ltd., Inc.
No. 682336
NCP Amendment/Rezoning/Development Permit
NCP Amendment and rezone from RA to CD. Development Permit to permit a 22-unit townhouse development.

Councillor Bose left the meeting at 5:29 p.m. due to a potential conflict of interest as his family has property holdings in the area.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and a Development Permit application on property located at 6035 - 168 Street.

The applicant is proposing:

- an NCP amendment from Townhouse (max. 15 upa) to Townhouse (max. 30 upa);
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of a 22-unit townhouse 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 Hunt
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7904-0030-00 in general accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan, identifying area along 168 Street to be dedicated, 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, with resolution of fencing details along 168 Street, and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (f) the applicant adequately address the impact of no indoor amenity space;
 - (g) registration of a reciprocal access agreement with the adjacent townhouse site to the west and north;
 - (h) removal of the existing house and any accessory structures; and

- (i) resolution of the remaining design issues, including building materials and colour scheme to the satisfaction of the City Architect.

5. Council pass a resolution to amend the West Cloverdale North NCP to redesignate the land from Townhouses (15 upa) to Townhouses (30 upa) when the project is considered for final adoption.

RES.R04-1923

Carried

It was

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

No. 12000, Amendment By-law, 2004, No. 15464" pass its first reading.

RES.R04-1924

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. 15464" pass its second reading.

RES.R04-1925

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15464" be held at the City Hall on Tuesday, September 7, 2004, at 7:00 p.m.

RES.R04-1926

Carried

Councillor Bose returned to the meeting at 5:30 p.m.

FLEETWOOD/GUILDFORD

18. 7903-0405-00

16207, 16221 and 16239 - 96 Avenue

Edwin Lee, Pacific Land Resource Group/Ranjeet Singh Rai;

Tass Developments Inc.

Rezoning

From RA and RF to RF and from RH and RF to RF in order to permit the development of 16 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 16207, 16221 and 16239 - 96 Avenue.

The applicant is proposing:

- to rezone from RA and RF to RF and from RH and RF to RF

in order to permit the development of 16 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 the property from "One-Acre Residential Zone (RA)" (By-law No. 12000), "Half-Acre Residential Zone (RH)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (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.R04-1927

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15465" pass its first reading.

RES.R04-1928

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. 15465" pass its second reading.

RES.R04-1929

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. 15465" be held at the City Hall on Tuesday, September 7, 2004, at 7:00 p.m.

RES.R04-1930

Carried

19. 7903-0288-00

16328 - 88 Avenue

Coastland Engineering & Surveying Ltd./Beeru Singh Mannan and Satinder Kaur Mannan

Rezoning/Development Variance Permit

Rezone from RA to RF in order to allow subdivision with 2 adjacent lots into approximately 10 single family lots. DVP to reduce the minimum lot width requirement of the RF Zone for proposed Lots 2, 3 and 4.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 16328 - 88 Avenue.

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 lot width of the RF Zone from 15.0 m (50 ft.) to 6.5 m (21 ft.) for proposed Lots 2 and 3

in order to allow subdivision with 2 adjacent lots into 10 single family lots.

Delegation

The applicant was in attendance and commented that there are two alternatives for subdivision layout around the cul-de-sac and that the suggestion was put forward that there be two lots instead of three.

Mr. Tynan, of Tynan Design Ltd., commented that the three RF lots are buildable, and would feature a typical lot size of 560 sq. m. He continued that these lots are larger and have enough potential area to have reasonable houses constructed. In addition, he noted that there is a lane at the back, which could be used to move the garages away from the front, and that by doing so, other elements on the front could be moved forward, such as living rooms and verandas.

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

The Mayor noted that Item 2(a) would be divided from the main motion.

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
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) approval by Council of a road closure by-law to facilitate relocation of the existing lane turn-around;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) the registration of a Section 219 Restrictive Covenant on the western portion of the site for creek protection.

RES.R04-1931

Carried

The Mayor noted that the following portion of the motion was before Council:

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

2. Council deny the following variances:
 - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres (50 ft.) to 10.4 metres (34 ft.) for proposed Lot 2, to 7.6 m (25 ft.) for proposed Lot 3, and to 12.9 m (43 ft.) for proposed Lot 4.

RES.R04-1932

Defeated on a tie vote with Councillors
Tymoschuk, Watts, Hunt, and
Higginbotham against.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That consideration of the Development
 Variance Permit be deferred to a Regular Council - Land Use meeting when full
 Council is in attendance.

RES.R04-1933 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the rezoning By-law for application
 7903-0288-00 be brought forward to a Regular Council - Land Use meeting when
 full Council is in attendance.

RES.R04-1934 Carried

APPLICATIONS REFERRED BY COUNCIL

20. **7904-0007-00**
9161 - 140 Street
Yong Cho, Ankenman Associates Architects Inc./B & J Homes Ltd.
 Rezoning/Development Permit
*Rezoned from RF to CD and Development Permit to allow a local commercial
 building with 2 dwelling units above.*

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning, and a Development Permit application on property
 located at 9161 - 140 Street.

The applicant is proposing:

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

in order to permit the development a local commercial building with two dwelling
 units on the second storey.

Delegation

The applicant's representative was in attendance and commented that she stands
 behind the market study undertaken, noting that the findings are credible and
 worthy of support. She stated that 57% of respondents indicated they do not shop
 locally (page 6), however, on page 11, the correct statement was made indicating
 that 32 persons said they would like to see something more, 22 had no objection
 to new business if assured a peaceful community, 11 had no immediate answer,
 and only 9 respondents answered in the negative. She added that out of the 94
 persons surveyed, only 2 did not wish to see new business, 7 stated they shopped
 elsewhere and that they would continue to do so.

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

RES.R04-1935	It was	Moved by Councillor Villeneuve Seconded by Councillor Priddy That Application 7904-0007-00 be denied. <u>Defeated</u> on a tie vote with Mayor McCallum, Councillors Tymoschuk, Bose and Hunt against.
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RES.R04-1936	It was	Moved by Councillor Villeneuve Seconded by Councillor Higginbotham That the application be referred to the next full Regular Council - Land Use meeting. <u>Carried</u>
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C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1991, No. 10955"

5690-0127-00 - Georgilas Investment Ltd.

I-G to C-D - 10416 - 120 Street, Portion of 10472 - 120 Street - to permit development of a home improvement centre and gas bar. (Gas bar component to be eliminated.)

Approved by Council: May 14, 1991
 Approved by Council: September 24, 1996

- * Planning & Development advise that (see memorandum dated July 6, 2004 in by-law back-up) By-law No. 10955 should be filed as the applicant has requested that the file be closed.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1979,
 No. 5942, Amendment By-law, 1991, No. 10955" be filed.
 RES.R04-1937 Carried

FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15294"
 7903-0341-00 - Duhra Holdings Ltd., c/o Coastland Engineering &
 Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 10335 -168 Street - to permit
 subdivision into approximately 5 single family lots.

Approved by Council: February 23, 2004

- * Planning & Development advise that (see memorandum dated July 8, 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 Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15294" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R04-1938 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15302"
 7903-0418-00 - Emerson Homes (Guildford) Ltd., c/o David Bird

RA (BL 12000) to CD (BL 12000) - 15395 - 100 Avenue - to allow
 construction of an 88-unit townhouse development in Guildford.

Approved by Council: March 1, 2004

Note: A Development Permit (7903-0418-00) on the site is to be considered for Final Approval under Item I.1(a).

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15302" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1939

Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 85 Amendment By-law, 2003, No. 15163"

7903-0126-00 - Barbara Creek Developments Inc.,
 c/o Hunter Laird Engineering Ltd. (Doug Brealey &
 Clarence Arychuk)

To authorize the redesignation of portions of the properties located at
 3415 - 152 Street and 3442 - 150 Street from Multi-Residential (RM) to Urban
 (URB).

Approved by Council: October 27, 2003

This by-law is proceeding in conjunction with By-law 15164.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 85 Amendment By-law, 2003, No. 15163" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R04-1940

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15164"

7903-0126-00 - Barbara Creek Developments Inc.,
 c/o Hunter Laird Engineering Ltd. (Doug Brealey &
 Clarence Arychuk)

RS (BL 5942) and RA (BL 12000) to RF-12 (BL 12000) - Portions of
 3415 - 152 Street and 3442 - 150 Street - to allow subdivision into 25
 single family small lots.

Approved by Council: October 27, 2003

This by-law is proceeding in conjunction with By-law 15163.

- * Planning & Development advise that (see memorandum dated July 15,, 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 Rosemary Heights West Neighbourhood Concept Plan to redesignate the land from Preservation Area/Open Space and Cluster Housing to Single Family Small Lots and to realign the Commuter Bike Route and the Neighbourhood Pedestrian and Bicycle Route

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend the Rosemary Heights
 West Neighbourhood Concept Plan to redesignate the land from Preservation
 Area/Open Space and Cluster Housing to Single Family Small Lots and to realign
 the Commuter Bike Route and the Neighbourhood Pedestrian and Bicycle Route
 RES.R04-1941 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15164" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R04-1942 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15170"

7903-0296-00 - Surinder Singh and Bervinder Kaur, c/o Sohan Dhesa

RA (BL 12000) to RF and RF-9 (BL 12000) - 7263 - 144 Street - to allow
 subdivision into 3 single family lots and 4 single family small lots.

Approved by Council: November 3, 2003

- * Planning & Development advise that (see memorandum dated July 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.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15170" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R04-1943 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15323"
 7903-0391-00 - Harpal and Navinder Dhaliwal, Darshan and Surinder Atwal,
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to RF (BL 12000) - 6892 - 149 Street - to allow
 subdivision into 6 single family residential lots.

Approved by Council: March 22, 2004

- * Planning & Development advise that (see memorandum dated July 13, 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 Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15323" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R04-1944 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15283"
 7903-0366-00 - 408535 B.C. Ltd., c/o Citiwest Consulting Ltd.

RA (BL 12000) to RF (BL 12000) - 15412 - 84 Avenue - to allow
 subdivision into approximately ten (10) single family lots.

Approved by Council: February 9, 2004

- * Planning & Development advise that (see memorandum dated July 13, 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 Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15283" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R04-1945 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15321"

7903-0257-00 - Daniel Dahl, c/o H.Y. Engineering Ltd. (Richard Brooks)

RA (BL 12000) to RF and RF-12 (BL 12000) - 15911 - 107 Avenue - to
 allow subdivision into 23 single family lots (4 RF and 19 RF-12).

Approved by Council: March 22, 2004

* Planning & Development advise that (see memorandum dated July 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.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15321" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R04-1946 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15135"

7903-0044-00 - Manjit Bains, 521592 B.C. Ltd. and S.J.M.A. Holdings Ltd.,
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

RA (BL 12000) to RF-12 (BL 12000) - 18655 and 18715 - 65A Avenue,
 and Portion of 65A Avenue - to allow subdivision into approximately 17
 small single family lots.

Approved by Council: October 6, 2003

* Planning & Development advise that (see memorandum dated July 15, 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 to pass a resolution amending the North Cloverdale East Neighbourhood Concept Plan to redesignate the site from Townhouse/Cluster (8-15 units/acre) to Single Family Residential.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council amend the North Cloverdale
 East Neighbourhood Concept Plan to redesignate the site from
 Townhouse/Cluster (8-15 units/acre) to Single Family Residential.

RES.R04-1947 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15135" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1948 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15138"

7902-0396-00 - Rano Sandhu, c/o Mr. Bahadar Sandhu

RA (BL 12000) to RF-12 (BL 12000) - 8022 - 140 Street - to allow
 subdivision into 3 (three) single family residential lots including a
 dedicated park area.

Approved by Council: October 6, 2003

- * Planning & Development advise that (see memorandum dated July 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 Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15138" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1949 Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15358"

7904-0034-00 - James and Martha Armstrong, c/o Paradise Lane
Developments Ltd.

RH (BL 12000) to CD (BL 12000) - 5761 - 146 Street - to allow
subdivision into two large suburban residential lots.

Approved by Council: April 19, 2004

- * Planning & Development advise that (see memorandum dated July 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.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15358" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1950

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0418-00**
David Bird/Emerson Homes (Guildford) Ltd.
15395 - 100 Avenue

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

"That Development Permit No. 7903-0418-00 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 No. 15302, H.3.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Permit No. 7903 0418-00
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.R04-1951

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

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

RES.R04-1952

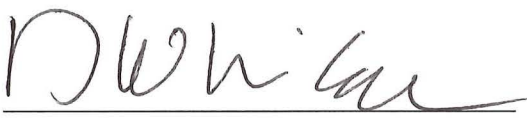
Carried

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

Certified Correct:



City Clerk



Mayor