



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, SEPTEMBER 27, 2004
Time: 5:00 p.m.

Present:

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

Absent:

Councillors Entering Meeting as Indicated:

Staff Present:

Acting City Manager - General Manager,
Planning & Development
City Clerk
General Manager, Finance, Technology & HR
General Manager, Engineering
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

NEWTON

1. 7904-0343-00

14988 - 57 Avenue

Fred Inglis/YMCA of Greater Vancouver

Development Permit/Development Variance Permit

Development Permit to allow a second free-standing sign. Development Variance Permit to vary the distance between the free-standing signs.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 14988 - 57 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - relax the minimum distance between free-standing signs on the same lot from 30 m (100 ft.) to 3 m (10 ft.)

in order to allow a second free standing sign.

- (a) the Sign By-law regulation relating to maximum number of fascia signs per premise is varied as follows:
- i. the maximum number of fascia signs is increased from 1 to 4 for the Royal Bank enterprise at 15365 Highway No. 10, shown on plan attached.

RES.R04-2483

Carried**SOUTH SURREY**

3. **7904-0311-00**
2336/2338 King George Highway
Jun Kwan/Jun Jaw Kwan and Lancy Ngan Kam Kwan
 Development Permit
Development Permit to permit an increase in parking area and relocation/enhancement of landscaping and signage for an existing commercial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 2336/2338 King George Highway.

The applicant is proposing:

- a Development Permit

in order to permit an increase in parking area and relocation/enhancement of landscaping and signage.

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. 7904-0311-00 in accordance with the attached drawings (Appendix IV).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) finalize the acquisition of surplus road dedication along King George Highway by the applicant.

RES.R04-2484

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

4. **7904-0013-00**
6089 - 148 Street
Greg Sewell, Coastland Engineering & Surveying Ltd.
Darshan S. Brar, Sarbjit S. Gill, 2 Dk Land Developments Ltd.
Rezoning
From RA to RF-9 and RF-12 in order to allow subdivision into approximately 16 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6089 - 148 Street.

The applicant is proposing:

- a rezoning from RA to RF-9 and RF-12

in order to allow subdivision into approximately 16 single family residential lots (4 RF-9 lots and 12 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 property identified as Block "A" in the plan attached as Appendix IV from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and the portion of the site identified as Block "B" on the same plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and

- (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-2485

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15508" pass its first reading.

RES.R04-2486

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. 15508" pass its second reading.

RES.R04-2487

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. 15508" be held at the
 City Hall on October 18, 2004, at 7:00 p.m.

RES.R04-2488

Carried

SOUTH SURREY

5. 7904-0320-00

3372/60/48/36/24/10 - 155 Street

Dwight Heintz, McElhanney Engineering Services Ltd.

Daljit Sidhu and Kanchan Sidhu

Ajit Singh Grewal and Sukhdev Kaur Grewal

Development Variance Permit

Development Variance Permit to vary north and south side yard setback requirements for 6 proposed single family dwellings.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 3372/60/48/36/24/10 - 155 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations;
 - vary the minimum north and south side yard setback requirements for principle buildings from 4.5 m (15 ft.) to 3.6 m (11.8 ft.) on all 6 lots.

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

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

1. Council approve Development Variance Permit No. 7904-0320-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north and south side yard setbacks for principle buildings of the RH Zone from 4.5 metres (15 ft.) to 3.6 metres (11.8 ft.).
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.R04-2489

Carried

6. **7904-0277-00**
1653 - 140 Street
David Danyluck/The Owners of Strata Plan LMS 3250
Rezoning
Rezoned from CD By-law No. 13088 to a new CD to increase the maximum floor area ratio from 0.61 to 0.63.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 1653 - 140 Street.

The applicant is proposing:

- a rezoning from CD (By-law No. 13088) to CD (By-law No. 12000)

in order to increase the maximum floor area ratio from 0.61 to 0.63.

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

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

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 13088) to "Comprehensive

Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R04-2490

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15509" pass its first reading.

RES.R04-2491

Carried

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

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15509" pass its second reading.

RES.R04-2492

Carried

It was then

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15509" be held at the
 City Hall on October 18, 2004, at 7:00 p.m.

RES.R04-2493

Carried

7. **7903-0276-00**
3448 and 3486 - 144 Street
James Pernu, McElhanney Consulting Services Ltd./
Richur Developments Ltd.

Rezoning

Rezoned from CD to RF in order to create 4 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 3448 and 3486 - 144 Street.

The applicant is proposing:

- a rezoning from CD (By-law No. 13885) to RF (By-law No. 12000)

in order to allow subdivision into 4 single family lots.

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

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

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 13885) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) registration of a Section 219 Restrictive Covenant on each of the 4 lots to specifically ensure the provision of a minimum 15 m (50 ft.) rear yard setbacks and a 4.5 m (15 ft.) north yard setback for Lot 1;
 - (e) registration of a reciprocal access agreements between Lots 3 and 4;
 - (f) registration of a Section 219 Restrictive Covenant to restrict the driveways to the locations shown in the proposed subdivision layout (Appendix II); and
 - (g) registration of a Section 219 Restrictive Covenant to restrict the building envelopes.

RES.R04-2494

Carried with Councillor Bose against.

It was

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

No. 12000, Amendment By-law, 2004, No. 15510" pass its first reading.

RES.R04-2495

Carried with Councillor Bose against.

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

It was
RES.R04-2496
No. 12000, Amendment By-law, 2004, No. 15510" pass its second reading.
Carried with Councillor Bose against.

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

It was then
RES.R04-2497
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15510" be held at the City Hall on October 18, 2004, at 7:00 p.m.
Carried

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

SURREY CITY CENTRE/WHALLEY

8. 7903-0271-01
13427/53/75 - 111A Avenue; 13476 - 112 Avenue
Richard Balfour/Cherington Intercare Inc.

Development Variance Permit

Development Variance Permit to relax the projection of eaves into the required setbacks and to further reduce the front and eastern side yard setbacks for a corner of the building for a proposed care facility.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 13427/53/75 - 111A Avenue and 13476 - 112 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following regulations of the Zoning By-law:
 - to increase the maximum encroachment of eaves into a setback from 0.6 m (2 ft.) to 2.1 m (7 ft.);
 - to reduce a portion of the southern front yard setback from 7.5 m (25 ft.) to 1.0 m (3 ft.); and
 - to reduce a portion of the eastern side yard setback from 7.5 m (25 ft.) to 2.5 m (8 ft.)

in order to permit the expansion of the existing care facility in Surrey City Centre.

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

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

1. Council approve Development Variance Permit No. 7903-0271-01 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to increase the maximum encroachment of eaves into setbacks as regulated in the definition of "Setbacks" in the Zoning By-law from 0.6 metre (2 ft.) to 2.1 metres (7 ft.);
 - (b) to reduce the minimum southern front yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 1.0 metre (3 ft.); and
 - (c) to reduce the minimum eastern side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.).

RES.R04-2498

Carried

ITEMS DEFERRED FOR CONSIDERATION BY FULL COUNCIL

9. **7904-0007-00**
9161 - 140 Street
Yong Cho, Ankenman Associates Architects Inc./B & J Homes Ltd.
Rezoning/Development Permit
Rezone 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 was in attendance and commented that at the April 5, 2004 Regular Council Land Use meeting, Council instructed him to undertake a market feasibility study. He advised this had been undertaken and the results indicated

there were no concerns regarding an impact on surrounding businesses. He requested Council to set the date for Public Hearing.

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

It was

Moved by Councillor Bose
 Seconded by Councillor Tymoschuk
 That Application 7904-0007-00 be denied.
Carried with Councillors Villeneuve and
 Higginbotham against.

RES.R04-2499

- 10. 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 10.4 metres (34 ft.) for proposed Lot 2, 7.6 metres (25 ft.) for proposed Lot 3 and 12.9 metres (43 ft.) for proposed Lot 4

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

Delegation

Greg Sewell, Coastland Engineering, was in attendance and commented that they had retained Tynan Consulting Ltd. to provide a number of house plans that have garages off the lane for Lots 3 and 4. He continued that the three additional lots were to be considered for the west side of the proposed development with access via the lane, freeing up guest parking within the cul-de-sac. He added that he felt the development would be compatible with the surrounding neighbourhood and that the owners had obtained letters of support from a number of the area residents. He noted that the existing home on lot 1 which would form part of the subdivision required an increase in the width fronting the cul-de-sac. He asked that the recommendation be approved and support be provided for the development variance permit to relax the frontage.

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That the 8-signature petition expressing
support for the proposed development submitted by Greg Sewell be received.
RES.R04-2500 Carried

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.R04-2501 Carried

The Mayor then noted that Item 2(a) was before Council:-

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.R04-2502 Carried with Councillors Hunt,
Higginbotham and Watts against.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15466" pass its first reading.
 RES.R04-2503 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. 15466" pass its second reading.
 RES.R04-2504 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. 15466" be held at the
 City Hall on October 18, 2004, at 7:00 p.m.
 RES.R04-2505 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

11. 7904-0314-00

5632 - 177B Street

Gordon Clark/Asklepios Estates Ltd and Mether Properties Ltd.

Rezoning/Development Variance Permit

Rezone from CHI to C-8 to allow a cosmetic laser treatment centre and bring the existing commercial uses and siting into conformity. Development Variance Permit to relax the side yard setbacks for an existing commercial building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit on property located at 5632 - 177B Street.

The applicant is proposing:

- a rezoning from CHI to C-8; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to relax the north side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
 - to relax the south side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 m

in order to bring the existing commercial uses and siting into conformity and to allow a cosmetic laser treatment 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 Steele
That:

1. a By-law be introduced to rezone the property from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0314-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
 - (b) to reduce the minimum south yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metre.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) approval from the Ministry of Transportation; and
 - (b) registration of an easement to provide reciprocal access with the adjacent properties to the south and north.

RES.R04-2506

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15511" pass its first reading.

RES.R04-2507

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. 15511" pass its second reading.

RES.R04-2508

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. 15511" be held at the City Hall on October 18, 2004, at 7:00 p.m.

RES.R04-2509

Carried

FLEETWOOD/GUILDFORD

12. 7904-0339-00

16074 Fraser Highway

Infrastructure Systems/Richard Strutinski

Development Variance Permit

To relax the setback of a free-standing sign, relax the minimum distance between free-standing signs and relax the height of a free-standing sign.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 16074 Fraser Highway.

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulations:
 - to relax the setback from the front property line from 2.0 metres (6.6 ft.) to 1.4 metres (5 ft.);
 - to relax the minimum spacing between free-standing signs on the same lot from 30 metres (98 ft.) to 9 metres (29.5 ft.); and
 - to relax the maximum height of a free-standing sign from 3.65 metres (12 ft.) to 6.4 metres (20 ft.)

in order to permit the relocation of an existing free-standing sign on a commercial site on Fraser Highway.

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. Council approve Development Variance Permit No. 7904-0339-00 (Appendix IV), varying the following Sign By-law regulations to proceed to Public Notification:
 - (a) to relax the front yard setback for a free-standing sign from 2.0 metres (6.6 ft.) to 1.4 metres (5 ft.);

- (b) to relax the minimum distance between free-standing signs on the same lot from 30 metres (98 ft.) to 9 metres (30 ft.); and
- (c) to relax the maximum height of a free-standing sign from 3.65 metres (12 ft.) to 6.4 metres (20 ft.).

RES.R04-2510

Carried**13. 7904-0327-00****8898 - 152 Street****Bob Olma, c/o Shoppers Corner Ltd./Shoppers Corner Ltd.**

Development Variance Permit

To allow an additional fascia sign on the west elevation of a commercial mall in Fleetwood.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 8898 - 152 Street.

The applicant is proposing:

- a Development Variance Permit to vary Land Use Contract No. 452

in order to permit the installation of an additional fascia sign on the west elevation of a commercial mall in Fleetwood.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. Council approve Development Variance Permit No. 7904-0327-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) amendment to Schedule F of Land Use Contract No. 452 to allow an additional fascia sign on the west elevation.

RES.R04-2511

Carried

RESIDENTIAL/INSTITUTIONAL**CLOVERDALE/CLAYTON****14. 7904-0281-00**

**6660 and 6684 - 192 Street and 6657 and
6685 - 194 Street**

**Clarence Arychuk, Hunter Laird Engineering Ltd./Glen and Cheryl Gordy;
Y.K. Kang; Kenneth and Elaine Sutton; John and Elsa Watt**

NCP Amendment/Rezoning

NCP Amendment from Medium-High and Low Density to Medium Density.

Rezone from RA to RF-9C to allow subdivision into approximately 71 small single family lots with coach houses.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on properties located at 6660 and 6684 - 192 Street and 6657 and 6685 - 194 Street.

The applicant is proposing:

- an NCP amendment for portions from Medium-High Density (15 - 25 upa) and Low Density (6 - 10 upa) to Medium Density (10 - 15 upa); and
- a rezoning from RA to RF-9C

in order to allow subdivision into approximately 71 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 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 (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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) registration of a Section 219 Restrictive Covenant to ensure construction of 16 coach houses located on the north side of 66 Avenue on proposed Lots 7 - 12, 28, 29, 48, 49 and 63 - 68.
3. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the portions of the land from Medium-High Density (15 - 25 upa) and Low Density (6 - 10 upa) to Medium Density (10 - 15 upa) when the project is considered for final adoption.

RES.R04-2512

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15512" pass its first reading.

RES.R04-2513

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. 15512" pass its second reading.

RES.R04-2514

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. 15512" be held at the
 City Hall on October 18, 2004, at 7:00 p.m.

RES.R04-2515

Carried**FLEETWOOD/GUILDFORD****15. 7904-0238-00****11065 - 159 Street****H.Y. Engineering Ltd./Surinder and Manmohan Marwa**

Rezoning

*From RA to RF to allow subdivision in conjunction with an adjacent lot, to create
 three single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 11065 - 159 Street.

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 Hunt
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.R04-2516

Carried

It was

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

No. 12000, Amendment By-law, 2004, No. 15513" pass its first reading.

RES.R04-2517

Carried

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

It was

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

No. 12000, Amendment By-law, 2004, No. 15513" pass its second reading.

RES.R04-2518

Carried

It was then

Moved by Councillor Villeneuve

Seconded by Councillor Hunt

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15513" be held at the City Hall on October 18, 2004, at 7:00 p.m.

RES.R04-2519

Carried

16. 7904-0069-00

10368 Parkview Place

H.Y. Engineering Ltd./Mario Vinciguerra and Antonietta Vinciguerra

Rezoning

From RA to RF to allow subdivision into 2 single family lots and a remainder lot with subdivision potential.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 10368 Parkview Place.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 2 single family lots and a reminder lot with subdivision potential.

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 "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;
 - (d) approval from Terasen Pipelines Inc.; and

- (e) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-2520 Carried with Councillor 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. 15514" pass its first reading.

RES.R04-2521 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 Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15514" pass its second reading.

RES.R04-2522 Carried with Councillor 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. 15514" be held at the
City Hall on October 18, 2004, at 7:00 p.m.

RES.R04-2523 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

17. **7904-0174-00**
19536 Fraser Highway
Took Engineering Inc./Viceroy Homes Ltd.
Development Permit
To permit the construction of a permanent show home with an office component.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19536 Fraser Highway.

The applicant is proposing:

- a Development Permit

in order to permit the development of a show home with an office component.

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

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

1. Council authorize staff to draft Development Permit No. 7904-0174-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R04-2524

Carried

NEWTON

18. **7904-0348-00**
12451 - 88 Avenue
Michael Nygren/Surrey West Shopping Centres Limited
Development Permit
To permit the installation of a free-standing sign.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12451 - 88 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the installation of a free-standing sign.

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 Council approve the attached

Development Permit No. 7904-0348-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R04-2525

Carried

19. 7904-0280-00
Portions of 13498 - 73 Avenue
Anita Leonoff, IBI Group Architects/Carousel Ventures Ltd.

Rezoning

The southern-most portion of the property from CHI to IL in order to permit the development of 4 self-storage warehouses on the property.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at portions of 13498 - 73 Avenue.

The applicant is proposing:

- a rezoning of the southern-most portion of the property from CHI to IL

in order to permit the development of 4 self-storage warehouses on the property.

Delegation

Anita Leonoff, IBI Group Architects was in attendance and commented that it is the applicant's intention to provide fully enclosed warehousing with no room for outside storage except for vehicle parking.

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 southern-most portion of the property from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to:

- (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) the applicant to provide a secondary access route to the property via the corner of 135 Street and 73A Avenue as per Fire Department requirements and the applicable bonding to ensure its construction.

RES.R04-2526

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15515" pass its first reading.

RES.R04-2527

Carried with Councillor Higginbotham 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. 15515" pass its second reading.

RES.R04-2528

Carried with Councillor Higginbotham 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. 15515" be held at the
 City Hall on October 18, 2004, at 7:00 p.m.

RES.R04-2529

CarriedSOUTH SURREY**20. 7904-0239-00****2828 - 152 Street****Agent/Owner: R&D Maan Enterprises Inc.**

Rezoning/Development Variance Permit

To amend CD By-law No. 14641 in order to permit additional retail uses on the total ground floor area. Development Variance Permit to vary the minimum setback of a free-standing sign.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 2828 - 152 Street.

The applicant is proposing:

- to amend CD By-law No. 14641; and
- Development Variance Permit to vary the following Sign By-law requirements:
 - to reduce the setback requirements for a free-standing sign from 2 metres (6.6 ft.) to .78 metres (2.7 ft.)

in order to remove the retail use limit of 10% of the total floor area and to allow for a constructed pylon sign.

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 amend Comprehensive Development By-law No. 14641 and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0239-00 (Appendix III) varying the following to proceed to Public Notification:
 - (a) to reduce the setback requirements for a free-standing sign from 2 m (6.6 ft.) to 0.78 m (2.7 ft.).
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R04-2530

Carried with Councillor Bose against.

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2002, No. 14641, Amendment By-law, 2003,
 No. 15218, Amendment By-law, 2004, No. 15516" pass its first reading.

RES.R04-2531

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 Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2002, No. 14641, Amendment By-law, 2003,
 No. 15218, Amendment By-law, 2004, No. 15516" pass its second reading.
 RES.R04-2532 Carried with Councillor Higginbotham
 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 2002, No. 14641, Amendment
 By-law, 2003, No. 15218, Amendment By-law, 2004, No. 15516" be held at the
 City Hall on October 18, 2004, at 7:00 p.m.
 RES.R04-2533 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

21. **7902-0040-00**
6518 - 168 Street
Garth Ramsey, Neale Staniszkis Doll Adams Architects, Larry Adams,
Neale Staniszkis Doll Adams Architects/Donald George Stewart and Marilyn
Joan Stewart
 ALR - Non-Farm Use/Rezoning/Development Permit
*Non-farm use, rezone from RA to CD and a Development Permit to permit the
 development of a 36-bed Alzheimer's/Dementia Centre, including adult day care
 and to retain an existing house.*

The General Manager of Planning & Development submitted a report concerning an application for an ALR - Non Farm Use, a rezoning application, and a Development Permit application, on property located at 6518 - 168 Street.

The applicant is proposing:

- a rezoning from RA to CD;
- a Development Permit; and
- a non-farm use under Section 33 of the *Agricultural Land Commission Act*

in order to permit the development of a 36-bed Alzheimer's/Dementia Centre, with adult day care and resource 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 Steele
That:

1. Council file By-law No. 14705.
2. 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.
3. Council authorize staff to draft Development Permit No. 7902-0040-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of outstanding design issues and submission of revised architectural and landscaping plans to the satisfaction of the City Architect and City Landscape Architect;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant acknowledging that the property is in close proximity to an agricultural area and there is a potential for noise, smell, dust and/or other nuisances arising from the agricultural activities in the area; and
 - (f) registration of a Section 219 Restrictive Covenant permitting right in/right out vehicular movement only along 168 Street, for the existing house to be retained.

RES.R04-2534

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14705" be filed.

RES.R04-2535

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15517" pass its first reading.
 RES.R04-2536 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. 15517" pass its second reading.
 RES.R04-2537 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. 15517" be held at the
 City Hall on October 18, 2004, at 7:00 p.m.
 RES.R04-2538 Carried

22. 7903-0362-00

6572 - 194 Street

Mr. Stephan Luking/Lockiel Holdings Ltd.

Rezoning/Development Permit/Development Variance Permit

Rezone from RA to RM-30. Development Permit to allow construction of approximately 83 townhouse units. Development Variance Permit to relax setback requirements.

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 6572 - 194 Street.

The applicant is proposing:

- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary building setbacks of the RM-30 Zone as follows:
 - along the west front yard:
 - from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face; to 1.2 metres (4.0 ft.) to the porch; and to 1.5 metres (5 ft.) to the first stair riser;
 - along the east rear yard abutting the proposed greenway:

- from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) to the building face; to 2.7 metres (9 ft.) to the porch; and to 1.2 metres (4.0 ft.) to the first stair riser;
- along the north side property line (65A Avenue):
 - from 7.5 metres (25 ft.) to 3.0 metres (13 ft.) to the building face; to 2.1 metres (7 ft.) to the porch and to 1.0 metre (3 ft.) to the first stair riser; and
- along the south property line (65 Avenue):
 - from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face; to 1.6 metres (5 ft.) to the porch; and to 1.4 metres (4.6 ft.) the first stair riser.

in order to allow construction of approximately 83 townhouse units 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 Tymoschuk
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7903-0362-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7903-0362-00 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face; to 1.2 metres (4.0 ft.) to the porch; and to 1.5 metres (5 ft.) to the first stair riser;
 - (b) to reduce the minimum east rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) to the building face; to 2.7 metres (9 ft.) to the porch; and to 1.2 metres (4.0 ft.) to the first stair riser;
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face; to 2.1 metres (7 ft.) to the porch and to 1.0 metre (3 ft.) to the first stair riser; and

- (d) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face; to 1.6 metres (5 ft.) to the porch; and to 1.4 metres (4.6 ft.) to the first stair riser.

5. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) removal of all existing buildings and structures to the satisfaction of the Building Division;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (f) 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 liveable space;
- (g) the applicant adequately address the impact of no indoor amenity space;
- (h) registration of an easement agreement granting access to a portion of the adjacent parcel to the south; and
- (i) successful completion of the sale agreement with the City involving a portion of the designated greenway.

RES.R04-2539

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15518" pass its first reading.

RES.R04-2540

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. 15518" pass its second reading.
 RES.R04-2541 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. 15518" be held at the
 City Hall on October 18, 2004, at 7:00 p.m.
 RES.R04-2542 Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTION

- "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15380"

7904-0084-00 - 686018 B.C. Ltd., c/o Bob Cheema

RA (BL 12000) to RF & RF-12 (BL 12000) - 18116 - 67 Avenue - to
 allow subdivision into approximately 4 standard single family and 4 small
 single family lots.

Approved by Council: May 17, 2004

- * Planning & Development advise that (see memorandum dated September 23, 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 North Cloverdale West Neighbourhood Concept Plan to redesignate the northern portion of the site from Single Family Residential to Small Lots.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council amend the North Cloverdale
West Neighbourhood Concept Plan to redesignate the northern portion of the site
from Single Family Residential to Small Lots.

RES.R04-2543

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15380" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2544

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15419"

7904-0144-00 - Capital Homes Ltd., c/o Citiwest Consulting Ltd.

RA (BL 12000) to RF (BL 12000) - 11060 - 154 Street - to allow
subdivision into approximately 6 single family lots.

Approved by Council: June 21, 2004

- * Planning & Development advise that (see memorandum dated September 21, 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. 15419" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2545

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15160"

7903-0135-00 - Harbhajan and Surinder Dhaliwal, Julie De Silveira, Dharbinder,
 and Singh Dhaliwal (Bob Dhaliwal)
 c/o Dharbinder Singh Dhaliwal (Bob Dhaliwal)

RA and IL (BL 12000) to RF (BL 12000) and RF-12 (BL 12000) -
 14708 and 14746 - 68 Avenue - to allow subdivision into approximately
 6 single family residential lots and 30 single family residential small lots.

Approved by Council: October 27, 2003

- * Planning & Development advise that (see memorandum dated September 7, 2004
 in by-law back-up) the building scheme which has been filed with the City Clerk
 has been developed by a Design Consultant based on a character study of the
 surrounding neighbourhood. The building scheme will be registered concurrently
 with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219
 Restrictive Covenant will also be registered to tie the building scheme to the land.

In addition, Planning & Development advise that it is now in order for Council to
 pass a resolution amending the East Newton South Neighbourhood Concept Plan
 to redesignate the southern portion of the site from "Urban Single Family
 Residential" to "Low Density Compact Housing".

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council amend the East Newton South
 Neighbourhood Concept Plan to redesignate the southern portion of the site from
 "Urban Single Family Residential" to "Low Density Compact Housing".

RES.R04-2546

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15160" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2547

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15210"

7903-0199-00 - Brian and Janet Harker, c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

RA (BL 12000) to RH (BL 12000) - 2624 - 140 Street - to allow
subdivision into two single family residential lots.

Approved by Council: December 1, 2003

- * Planning & Development advise that (see memorandum dated September 23, 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 Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15210" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2548

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15444"

7904-0169-00 - Surrey City Centre Mall Ltd.,
c/o Barry Weih, Wensley Architecture Ltd.

C-8 and CG-1 (BL 12000) to C-8 (BL 12000) - 10035 King George
Highway - to permit the development of a Best Buy retail outlet at Central
City in Surrey City Centre.

Approved by Council: July 5, 2004

Note: A Development Permit (7904-0169-00) on the site is to be considered for
Final Approval under Item I.1(a).

It was

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

No. 12000, Amendment By-law, 2004, No. 15444" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2549

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0169-00**
Barry Weih/Surrey City Centre Mall Ltd.
Rezoning/Development Permit/Development Variance Permit
 10035 King George Highway
 (also shown as 10045 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. 7904-0169-00 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 15444 under Item H.5.

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Development Permit No.
 7904-0169-00 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.R04-2550 Carried

J. OTHER BUSINESS

K. ADJOURNMENT


It was

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


RES.R04-2551 Carried

The Regular Council- Land Use meeting adjourned at 5:50 p.m.

Certified Correct:



City Clerk



Mayor