



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 22, 2004
Time: 5:28 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:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
General Manager, Finance, Technology & HR
Manager, Long Range Planning & Policy
Development
Manager, North Surrey Section
Manager, South Surrey Section
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

1. **7904-0175-00**
6758 - 192 Street
William Rhone Consultant/603846 BC Ltd.
**NCP Amendment/Rezoning/Development Permit/
Development Variance Permit**

Amend a portion of the NCP from Low Density to Medium and Medium-High Density. Rezone from RA to RM-30 and RF-9C. Development Permit to permit the development of approximately 26 townhouse units and 3 small single family lots with coach houses. Development Variance Permit to relax setbacks.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and applications for a Development Permit and Development Variance Permit on property located at 6758 - 192 Street.

The applicant is proposing:

- an NCP amendment for portions of the site from Low Density (6 - 10 upa) to Medium-High Density (15 - 25 upa) and to Medium Density (10- 15 upa);
- a rezoning from RA to RM-30 and RF-9C;

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the minimum front yard setback of the RM-30 Zone, along 192 Street, from 7.5 metres (25 ft.) to 4 metres (13 ft.);
 - to reduce the minimum front yard setback of the RM-30 Zone, along 193 Street, from 7.5 metres (25 ft.) to 4 metres (13 ft.);
 - to reduce the minimum side yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10 ft.); and
 - to reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2 metres (7 ft.)

in order to permit the development and subdivision into approximately 26 townhouse units and three 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 "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) (Block A on Survey Plan) and "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) (Block B on Survey Plan) and a date be set for Public Hearing (Appendix I).
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7904-0175-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7904-0175-00 (Appendix IX), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone, along 192 Street, from 7.5 metres (25 ft.) to 4 metres (13 ft.);
 - (b) to reduce the minimum front yard setback of the RM-30 Zone, along 193 Street, from 7.5 metres (25 ft.) to 4 metres (13 ft.);
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10 ft.); and

- (d) to reduce the minimum south side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2 metres (7 ft.)
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the impact of no indoor amenity space; and
 - (f) removal of all existing buildings and structures to the satisfaction of the Building Division.
6. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to redesignate portions of the site from Low Density (6 - 10 upa) to Medium Density (10 - 15 upa) and Medium-High Density (15 - 25 upa) when the project is considered for final adoption.

RES.R04-3115

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15579" pass its first reading.

RES.R04-3116

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. 15579" pass its second reading.

RES.R04-3117

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. 15579" be held at the
 City Hall on December 6, 2004, at 7:00 p.m.
 RES.R04-3118 Carried

NEWTON

2. **7904-0122-00**
5961 - 125 Street
Mr. Jasmal S. Sran, SND Development Ltd./Dorina Berg
 OCP Amendment/Rezoning
Amend the OCP designation from Suburban to Urban. Rezone from RA to RF-12 to permit a single family residential subdivision of approximately 12 lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on property located at 5961 - 125 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to RF-12

in order to allow subdivision into approximately 12 single family small 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 amend the Official Community Plan to redesignate the property from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the property from "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.

4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) that driveways be paired by means of a Mutual Access Easement.
5. Require that driveways be paired to provide safer access to 125 Street and more aesthetic boulevards by means of a Mutual Access Easement.

RES.R04-3119

Carried with Councillor Priddy against.

It was

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

By-law, 1996, No. 12900, No. 106 Amendment By-law 2004, No. 15580" pass its first reading.

RES.R04-3120

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 Official Community Plan

By-law, 1996, No. 12900, No. 106 Amendment By-law 2004, No. 15580" pass its second reading.

RES.R04-3121

Carried with Councillor Bose against.

It was then

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

Community Plan By-law, 1996, No. 12900, No. 106 Amendment By-law 2004, No. 15580" be held at the City Hall on December 6, 2004, at 7:00 p.m.

RES.R04-3122

Carried

RES.R04-3123 It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15581" pass its first reading.
Carried with Councillor Bose against.

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

RES.R04-3124 It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15581" pass its second reading.
Carried with Councillor Bose against.

RES.R04-3125 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. 15581" be held at the
City Hall on December 6, 2004, at 7:00 p.m.
Carried

SOUTH SURREY

3. **7904-0234-00**
Portion of 14517 - 32 Avenue and 3290 - 144 Street
Lisa Balsor, Nico River Developments Ltd.
Nico River Developments Ltd., Donald and Renate Andreychuk
Rezoning
From RA to RH-G to permit a residential subdivision of approximately 8 RH-G lots and 1 RA lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at portion of 14517 - 32 Avenue and 3290 - 144 Street.

The applicant is proposing:

- a rezoning from RA to RH-G for 3290 - 144 Street and the north 107.8 metres (353 ft.) portion of 14517 - 32 Ave

in order to allow subdivision into 8 RH-G lots in the north 107.8 m (353 ft.) of the site and 1 RA zoned lot facing 32 Avenue.

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

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

1. a By-law be introduced to rezone 3290 - 144 Street and the north 107.8 metres (353 ft.) portion of 14517 - 32 Avenue of the site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) secure funding from the developer for construction of a trail through the dedicated park to provide a pedestrian connection with the Semiahmoo Trail located to the east of the development site;
 - (e) registration of a right-of-way over the west 3 metres of Lot 8 to provide water and drainage servicing for Lot 9; and
 - (f) registration of a "no build" Restrictive Covenant over the west 7.5 metres (25 ft.) of Lot 1 to provide for a landscaped buffer to protect existing trees.

RES.R04-3126

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. 15582" pass its first reading.

RES.R04-3127

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. 15582" pass its second reading.
 RES.R04-3128 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. 15582" be held at the
 City Hall on December 6, 2004, at 7:00 p.m.
 RES.R04-3129 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

4. **7904-0112-00**
15862, 15876, 15948 and 16087 - 24 Avenue; 2457, 2493, 2441
and 2527 - 160 Street, Portion of 2500 - 160 Street and
Portion of 16129 - 24 Avenue
Michael Nygren, First Professional Management (West) Inc./
Edward Bernard Holden; George Lechleiter and Jean Lechleiter; Surrey
South Shopping Centres Limited; Rita Louise Krause and Gerhard Krause;
Briska Rosina Porcher; Marian Rose Porcher; Derrick Richard Schonke;
Gurdip Singh Mundi, Amarjit Kaur Mundi, Jang Singh Mundi, Devinder
Kaur Mundi, Balbir Kaur Atwal, Sukhdev Kaur Randhawa, Raminder
Randhawa, Bhinder Singh Mundi and Niranjan Kaur Mundi; Anni Ruth
Lange and Emanuel Lange (Executors of the Will of Martin Richard Peach,
Deceased); and Luise Martha Hartstock

7904-0312-00
2342 - 160 Street, 16106 and 16134 - 24 Avenue; 2284, 2290, 2316 and
2340 - 161 Street and Portion of 161 Street Road Right-of-Way
Glen Carlberg, Loblaw Properties West Inc./Loblaw Properties West Inc.;
Kenichi Matsuo and Reiko Matsuo; City of Surrey; Edward McIntosh
Stephen and Josephine Stephen
 OCP Amendment/Rezoning/Development Permit
OCP Amendment from Suburban to Commercial; rezone from A-2, RA and CPG
to CD; and Development Permit to allow for the development of a shopping
centre in the Highway 99 Corridor and 24 Avenue area.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Permit application on properties located at 15862, 15876, 15948 and 16087 - 24 Avenue; 2457, 2493, 2441, and 2527 - 160 Street, Portion of 2500 - 160 Street and Portion of 16129 - 24 Avenue and 2342 - 160 Street, 16106

and 16134 - 24 Avenue; 2284, 2290, 2316 and 2340 - 161 Street and Portion of 161 Street Road Right-of-Way.

The applicants are proposing:

- an OCP amendment from Suburban to Commercial;
- a rezoning from A-1, RA and CPG to CD (By-law No. 12000);
- a rezoning from RA to CD (By-law No. 12000); and
- a Development Permit

in order to allow for the development of a retail shopping centre including a Wal-Mart, a Home Depot and other commercial uses at the southwest, northwest and northeast corner of 24 Avenue and 160 Street, and a Real Canadian Superstore, a gas bar with car wash and other commercial uses at the southeast corner of 24 Avenue and 160 Street. The total gross floor area proposed is approximately 86,770 square metres (934,000 sq.ft.).

Delegation

Darren Kwiatkowski, First Professional Management (West) Inc., was in attendance and commented that the proposed development meets with the principles of the Grandview Heights/Highway 99 Corridor Plan, and that his organization had undertaken extensive community consultation. He noted that First Professional Management (West) Inc. is the proponent for the southwest, northwest, and northeast quadrants; Loblaw Properties West Inc. is the proponent for the northeast quadrant.

Mr. Kwiatkowski noted that the proposal responds to the economic goals of the Grandview Heights/Highway 99 Corridor Plan; would provide over 1,800 permanent jobs; \$4.5 million in property taxes; an influx of \$40 million in development; and ensure an adequate land supply to facilitate economic growth. He added that the plan responds to the Grandview Heights/Highway 99 Corridor Plan's objective of habitat preservation, as there would be over 7.5 acres of habitat or buffer areas on the southeast corner.

He continued that the development would strictly comply with parking requirements in the Corridor Plan with no more than 3 parking stalls per 100 meters provided on surface and, overall, 1.3 parking stalls provided underground or in parking structures.

He noted that the development addresses the objective of a suitable interface between Highway 99 by retaining and enhancing a grove of trees to provide significant buffers between the project and residential areas. He continued that from an economic perspective, the developer would pay up front all infrastructure costs to include a \$12 million five-lane overpass over Highway 99 and 24 Avenue. He added that development has been proposed to be built over five

years, and upon completion would contain 900,000 sq. ft. of retail, restaurant, and service area.

He commented that after Council had adopted the Grandview Heights/Highway 99 Corridor Plan, significant statements were made with respect to a high quality of design for the development. He added that the proposed design would be second to none in Canada, featuring larger buildings set back from the street, small buildings growing in density and numbers to the east and north, providing transition to future neighbourhoods.

He noted the development would provide underground parking, a main street design developed like municipal streets with sidewalks, streetlights, furniture, and plantings to encourage a more pedestrian-friendly site, and a break up of parking fields. He added that buildings fronting the street would feature architectural variation but carry common architectural details throughout, and noted that the three primary stores: the Real Canadian Superstore, Wal-Mart, and Home Depot would feature special building designs.

He continued that extensive landscaping, exceeding city standards, would be provided with the result that 22% of the entire site would be covered in landscaping or habitat. In addition, he noted that the project would follow sustainable principles of land efficiency through underground parking, retention and enhancement of habitat, doubling the amount of fish habitat in the area, stormwater management, surface parking lots would feature landscaping down the middle of drive aisles acting as permeable surfaces to naturally filter out pollutants. He stressed that the degree of permeable surfaces on site would be second to none, that a large stormwater retention pond would allow pre-development levels of stormwater management.

With respect to the community consultation process, he noted that meetings had been held with the immediate surrounding residents, the Grandview Heights Residents Association, and vocal opponents. He noted that his organization had rented rooms at the Semiahmoo Library to reveal development plans, held follow up meetings in August, public information meetings in September and October, which were well attended.

In response to requests from the community to develop the corner as a retail village, massing was reduced along the northern boundary; some mid-size buildings were shifted to create a true neighbourhood node; the Real Canadian Superstore building was pushed south across 24 Avenue to provide a visual screen; and buffering along Highway 99 would be retained. He closed by noting that 72% of South Surrey residents currently travel outside the municipality to shop.

Glen Carlberg, Loblaw Properties West Inc., was in attendance and commented that their operation would be developed on the southeast quadrant of the site. He continued that Loblaw Properties West Inc. would work closely with First Professional Management (West) Inc., and are committed to the principles of the Grandview Heights/Highway 99 Corridor Plan. He added that surface parking

would be minimized to include 450 underground parking stalls. He noted that the development would adhere to the cap on surface parking; provide the highest level of architectural design; a comprehensive landscape plan, featuring well defined pedestrian routes, public spaces, and to continue working with the community as the project progresses.

Councillor Watts stated, for the record, that her children attend school in the area of the proposed development, and that there was no potential for conflict of interest.

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. an OCP Amendment By-law be introduced to add the Highway 99 Corridor Local Area Plan area to Figure 27 entitled "Map Showing Recently Approved Secondary Plans", and to designate the entire Highway 99 Corridor Local Area Plan as a Development Permit Area pursuant to the provisions of the OCP (Appendix III) and a date for Public Hearing be set.
2. an OCP Amendment By-law be introduced to redesignate the properties from Suburban to Commercial (Appendix IV) and a date for Public Hearing be set.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
4. a By-law be introduced to rezone the properties under Application No. 7904-0112-00 from "Intensive Agriculture Zone (A-2)" (By-law No. 12000), "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Golf Course Zone (CPG)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. a By-law be introduced to rezone the properties under Application No. 7904-0312-00 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.
6. Council authorize staff to draft a generalized Development Permit No. 7904-0112-00 based on the attached drawings and design guidelines (Appendix VI).

7. Council authorize staff to draft a generalized Development Permit No. 7904-0312-00 based on the attached drawings and design guidelines (Appendix VI).
8. 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 and road dedication plan to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) approval from the Department of Fisheries & Oceans;
 - (e) approval from B.C. Hydro;
 - (f) approval from the Fire Department;
 - (g) submission of a revised Traffic Impact Study by the applicant that addresses the transportation impacts and upgrading requirements for the development, and implementation of the Traffic Impact Study recommendations to the satisfaction of the General Manager, Engineering;
 - (h) incorporation and resolution of the Advisory Design Panel recommendations for development and implementation of the master plan to the satisfaction of the Planning and Development Department;
 - (i) submission of an arborist report and a statement regarding tree preservation;
 - (j) submission of a master landscaping plan and landscaping details to the specifications and satisfaction of the City Landscape Architect;
 - (k) successful completion of closure of a portion of 161 Street road right-of-way and acquisition of the property at 2284 - 161 Street (Lot 6 Plan 77446) from the City;
 - (l) registration of a Section 219 Restrictive Covenant for the purpose of establishing an access easement to the following adjoining properties from the application site: 15834/44 - 24 Avenue (Rem. 2 Plan 9556) at the southwest quadrant of 24 Avenue and 160 Street; 15909 - 24 Avenue (Lot A, Plan 21289) and 15891 - 24 Avenue (Lot 1, Plan 11736) at the northwest quadrant

of 24 Avenue and 160 Street and 2208 - 160 Street (Lot A, Explanatory Plan 15461) at the southeast quadrant of 24 Avenue and 160 Street (Appendix XII); and

- (m) removal of all existing dwellings and accessory structures to the satisfaction of the Building Division.

Before the motion was put:-

It was Moved by Councillor Watts
Seconded by Councillor Villeneuve
That Application Nos. 7904-0112-00
and 7904-0312-00 be referred to staff to review siting and create something the community can support.

RES.R04-3130

Defeated with Councillors Tymoschuk, Steele, Hunt, Higginbotham and the Mayor against.

The main motion was put and:-

RES.R04-3131

Carried with Councillors Villeneuve, Bose, Watts and Priddy against.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 47 Amendment By-law 2004, No. 15583"
pass its first reading.

RES.R04-3132

Carried with Councillors Villeneuve, Priddy, Watts and 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 Official Community Plan
By-law, 1996, No. 12900, Text No. 47 Amendment By-law 2004, No. 15583"
pass its second reading.

RES.R04-3133

Carried with Councillors Villeneuve, Priddy, Watts and Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 47 Amendment By-law
2004, No. 15583" be held at the City Hall on December 6, 2004, at 7:00 p.m.

RES.R04-3134

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 107 Amendment By-law 2004, No. 15584" pass its
 first reading.
 RES.R04-3135 Carried with Councillors Villeneuve, Priddy,
 Watts and Bose against.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 107 Amendment By-law 2004, No. 15584" pass its
 second reading.
 RES.R04-3136 Carried with Councillors Villeneuve, Priddy,
 Watts and Bose against.

It was then Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 107 Amendment By-law 2004,
 No. 15584" be held at the City Hall on December 6, 2004, at 7:00 p.m.
 RES.R04-3137 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15585" pass its first reading.
 RES.R04-3138 Carried with Councillors Villeneuve, Priddy,
 Watts and Bose against.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15585" pass its second reading.
 RES.R04-3139 Carried with Councillors Villeneuve, Priddy,
 Watts and Bose against.

It was then Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15585" be held at the
 City Hall on December 6, 2004, at 7:00 p.m.
 RES.R04-3140 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15586" pass its first reading.
RES.R04-3141 Carried with Councillors Villeneuve, Priddy,
Watts and 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. 15586" pass its second reading.
RES.R04-3142 Carried with Councillors Villeneuve, Priddy,
Watts and 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. 15586" be held at the
City Hall on December 6, 2004, at 7:00 p.m.
RES.R04-3143 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Bose
That the by-law be amended to reduce the
outside storage to 5% maximum and the setback increased to 30 metres from
10 metres.

Before the motion was put:-

It was Moved by Councillor Hunt
Seconded by Councillor Priddy
That the matter of outdoor storage of goods
and setbacks be referred to staff for a report.
RES.R04-3144 Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE**G. NOTICE OF MOTION****H. BY-LAWS**

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14640"

7901-0285-00 - Vancouver Punjab Cloth House Inc., c/o Sanford Design

RA (BL 12000) to CD (BL 12000) - 12723 - 80 Avenue - to permit the development of a 4,340 square metres (46,717 sq.ft.) multiple unit industrial/warehouse building.

Approved by Council: February 18, 2002

Note: A Development Permit (7901-0285-00) on the site is to be considered for Final Approval under Items I.1(a).

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14640" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3145

Carried with Councillor Hunt against.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15379"

7904-0066-00 - 657529 B.C. Ltd., c/o Ionic Architecture Inc.

IL (BL 12000) to CD (BL 12000) - 13033 - 76 Avenue - to permit the development of two multi-tenant industrial buildings with a total floor area of 4,895.83 m² (52,700 sq.ft.).

Approved by Council: May 17, 2004

Note: A Development Permit (7904-0066-00) on the site is to be considered for Final Approval under Items I.1(b).

- * Planning & Development advise (reference memorandum dated November 19, 2004 in by-law back-up) that it is now in order for Council to pass a resolution amending the Newton Local Area Plan to redesignate the site from High Impact Industrial to General Industrial.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council amend the Newton Local Area
 Plan to redesignate the site from High Impact Industrial to General Industrial.
 RES.R04-3146 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15379" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R04-3147 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7901-0285-00
 12723 - 80 Avenue
 Sanford Design/Vancouver Punjab Cloth House Inc.**

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

"That Development Permit No. 7901-0285-00 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 14640 under Item H.1.

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Higginbotham
 That Development Permit
 No. 7901-0285-00 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.R04-3148 Carried with Councillor Hunt against.

- (b) **Development Permit No. 7904-0066-00**
Ionic Architecture Inc./657529 B.C. Ltd.
 13033 - 76 Avenue

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

"That Development Permit No. 7904-0066-00 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 15379 under Item H.2.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Permit
 No. 7904-0066-00 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.R04-3149 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.R04-3150 Carried

The Regular Council- Land Use meeting adjourned at 7:50 p.m.

Certified Correct:



 City Clerk



 Mayor