



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 29, 2004
Time: 4:53 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, Finance, Technology & HR
General Manager, Engineering
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Manager, Long Range Planning & Policy
Development
Manager, Area Planning Division
Manager, North Surrey Section
Manager, South Surrey Section
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. **7904-0035-00**
6518 - 176 Street
Brian Dagneault/Apex Self-Storage (Cloverdale) Ltd.
Rezoning/Development Permit/Development Variance Permit
Rezone from RA to IL and Development Permit to allow the construction of an approximately 7,000 sq.m. self-storage warehouse facility. Development Variance Permit to vary building setbacks.

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 6518 - 176 Street.

The applicant is proposing:

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

- a Development Variance Permit to vary the building setbacks of the IL Zone as follows:
 - from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) along the west property line; and
 - from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) along the east property line

in order to allow the construction of a self-storage warehouse facility.

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 Higginbotham
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7904-0035-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7904-0035-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the front yard (west) setback of the IL Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.); and
 - (b) to reduce the rear yard (east) setback of the IL Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).
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) approval from the Ministry of Transportation;
 - (d) resolve details on the proposed free-standing sign to the satisfaction of the General Manager, Planning and Development;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (f) removal of all existing buildings and structures to the satisfaction of the Building Division; and
- (g) registration of a Section 219 Restrictive Covenant to prohibit outdoor storage.

RES.R04-3151

Defeated with Mayor McCallum,
Councillors Bose, Priddy, Villeneuve,
Steele, Tymoschuk and Watts against.

FLEETWOOD/GUILDFORD

2. **7904-0124-00**
10422 - 168 Street
Atlas Sign and Awning Ltd./Abbey Place Development Ltd.
Development Permit/Development Variance Permit
Development Permit and Development Variance Permit to reduce the side yard setback to allow the installation of a free-standing sign.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10422 - 168 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulation:
 - to reduce the side yard setback for a free-standing sign from 2 m (6.5 ft.) to 1 m (3.3 ft.)

in order to allow the installation of a free-standing sign on a commercial site.

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. 7904-0124-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7904-0124-00 (Appendix IV), varying the following, to proceed to Public Notification:

- (a) reduce the setback for a free-standing sign along the west property line from 2.0 metres (6.5 ft.) to 1 metre (3.3 ft.).
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) issuance of Development Variance Permit No. 7904-0124-00.

RES.R04-3152

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

3. **7904-0346-00**
19100 - 70 Avenue
Hunter Laird Engineering Ltd./Tasma Guild and Bret Bowman
Rezoning
From RA to RF-9C and RF-12C in order to allow subdivision with a portion of the adjacent lot to the west to create approximately 8 small single family lots with coach houses.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 19100 - 70 Avenue.

The applicant is proposing:

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

in order to allow subdivision with a portion of the adjacent lot to the west, to create approximately 8 small single lots with coach houses.

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) (Block A on Survey Plan) and "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000) (Block B on Survey Plan) and a date be set for Public Hearing (Appendix I).

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

RES.R04-3153

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15591" pass its first reading.

RES.R04-3154

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. 15591" pass its second reading.

RES.R04-3155

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. 15591" be held at the
 City Hall on December 13, 2004, at 7:00 p.m.

RES.R04-3156

Carried**4. 7904-0302-00****Portion of 6842 - 192 Street****Hayer Homes Ltd./Samra Holdings Ltd.**

Rezoning/Development Permit/Development Variance Permit

Rezone a portion of the site from RA to RM-30. Development Permit to permit approximately 74 townhouse units in East Clayton. Development Variance Permit to relax front, side and rear yard setbacks.

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 portion of 6842 - 192 Street.

The applicant is proposing:

- a rezoning of a portion from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - the minimum west yard (front) setback of the RM-30 Zone be reduced from 7.5 metres (25 ft.) to 4 metres (13 ft.);
 - the minimum east yard setback of the RM-30 Zone be reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - the minimum south yard setback of the RM-30 Zone be reduced from 7.5 metres (25 ft.) to 4 metres (13 ft.); and
 - the minimum north yard setback of the RM-30 Zone be reduced from 7.5 metres to 4.5 metres (15 ft.)

in order to permit the development of approximately 74 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 a portion of the property (Block D on attached Survey Plan) 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 (Appendix I).
2. Council authorize staff to draft Development Permit No. 7904-0302-00 generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7904-0302-00 (Appendix VII), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard (front) setback of the "Multiple Residential 30 Zone (RM-30)" from 7.5 metres (25 ft.) to 4 metres (13 ft.);
 - (b) to reduce the minimum east yard setback of the "Multiple Residential 30 Zone (RM-30)" from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (c) to reduce the minimum south yard setback of the "Multiple Residential 30 Zone (RM-30)" from 7.5 metres (25 ft.) to 4 metres (13 ft.); and

- (d) to reduce the minimum north yard setback of the "Multiple Residential 30 Zone (RM-30)" from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
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) 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) removal of all existing buildings and structures to the satisfaction of the Building Division; and
 - (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 livable space.

RES.R04-3157

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15592" pass its first reading.

RES.R04-3158

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. 15592" pass its second reading.

RES.R04-3159

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. 15592" be held at the
 City Hall on December 13, 2004, at 7:00 p.m.
 RES.R04-3160 Carried

FLEETWOOD/GUILDFORD

5. **7904-0105-00**
16832 - 104 Avenue
Kuldip Randhawa/Alberto Lozada
 Rezoning
From RA to RF to allow subdivision into two single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16832 - 104 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into two (2) 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) 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.R04-3161

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15593" pass its first reading.

RES.R04-3162

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. 15593" pass its second reading.

RES.R04-3163

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. 15593" be held at the
 City Hall on December 13, 2004, at 7:00 p.m.

RES.R04-3164

CarriedNEWTON**6. 7904-0296-00****6693 - 130 Street****Karamjit Singh Josan/Karamjit Singh Josan and Surinder Kaur Josan****Rezoning***From RF to RF-12 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 6693 - 130 Street.

The applicant is proposing:

- a rezoning from RF to RF-12

in order to allow subdivision into 2 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 Tymoschuk
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-3165 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. 15594" pass its first reading.

RES.R04-3166 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. 15594" pass its second reading.

RES.R04-3167 Carried with Councillor Bose against.

It was then
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15594" be held at the City Hall on December 13, 2004, at 7:00 p.m.
RES.R04-3168

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

SOUTH SURREY

7. **7903-0286-00**
15285, 15295 and 15309 - 17A Avenue and Portion of Lane
Lance Barnett, Barnett Dembek Architects Inc./Big Sky Developments Ltd.
Rezoning/Development Permit
Rezone from RF to CD; and Development Permit to allow the development of a four-storey 36-unit apartment building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 15285, 15295 and 15309 - 17A Avenue and portion of lane.

The applicant is proposing:

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

in order to permit the development of a four-storey, 36-unit apartment building.

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

It was
That:

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7903-0286-00 in accordance with the attached drawings (Appendix III).
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 (lot consolidation plan) to the satisfaction of the Approving Officer;
- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) the applicant adequately address the impact of no indoor amenity space;
- (e) ensure that all the concerns raised by the Parks, Recreation & Culture Department are addressed; and
- (f) ensure that the proposed lane closure application is brought to a successful conclusion.

RES.R04-3169

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15595" pass its first reading.

RES.R04-3170

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. 15595" pass its second reading.

RES.R04-3171

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. 15595" be held at the
 City Hall on December 13, 2004, at 7:00 p.m.

RES.R04-3172

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

8. 7904-0176-00

6738 and Portions of 6764 and 6784 – 194 Street

James Pernu, McElhanney Consulting/Samra Holdings Ltd.; Gerri-Lynne Crawford; Bahadar & Sewa Dhanda, Iqbal Singh Dha, Amindeep Dha, Harpreet Dha, Kashmir Kaur Lally, Gurbinderjit Lally and Navjeet Lally
NCP Amendment/Rezoning/Development Variance Permit

NCP Amendment from Medium-High Density (15 – 25 upa) to Medium Density (10-15 upa). Rezone a portion from RA to RF-9C to allow subdivision into approximately 34 single family small lots with coach houses. DVP to vary definitions of front lot line and frontage for proposed Lots 14-21.

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 6738 and portions of 6764 and 6784 - 194 Street.

The applicant is proposing:

- an NCP amendment for a portion from Medium-High Density (15 - 25 upa) to Medium Density (10 - 15 upa);
- a rezoning of a portion from RA to RF-9C; and
- Development Variance Permit to vary the definitions of "front lot line" and "frontage" in the Zoning By-law for proposed Lots 14-21

in order to allow subdivision into approximately 34 small single family lots with coach houses or secondary suites 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 a portion of the subject site (Block A on attached Survey Plan) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. Council approve Development Variance Permit No. 7904-0179-00 varying the following to proceed to Public Notification (Appendix III):

- (a) To vary the definitions of "front lot line" and "frontage" under Part 1 Definitions of the Zoning By-law.
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) registration of a Section 219 Restrictive Covenant to ensure a 1-metre (3-ft.) rear yard setback between the garage and the property line for proposed Lots 14-21;
- (d) registration of a Section 219 Restrictive Covenant to ensure construction of coach houses on corner lots and on all lots fronting the park, with the remainder lots to accommodate secondary suites;
- (e) registration of a Section 219 "no build" Restrictive Covenant on proposed Lot 43 until rezoned in accordance with the East Clayton NCP; and
- (f) address the issue of NCP amenity contributions due to density reduction, to the satisfaction of the General Manager, Planning and Development.
4. Council pass a resolution to amend East Clayton Neighbourhood Concept Plan to redesignate the portions of the site from Medium - High Density (15 - 25 upa) to Medium Density (10 - 15 upa) when the project is considered for final adoption.

RES.R04-3173

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15598" pass its first reading.

RES.R04-3174

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. 15598" pass its second reading.
 RES.R04-3175 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. 15598" be held at the
 City Hall on December 13, 2004, at 7:00 p.m.
 RES.R04-3176 Carried

FLEETWOOD/GUILDFORD

9. **7903-0225-00**
17024/34/52/66 - 80 Avenue and 16955 Fraser Hwy
McElhanney Consulting Services Ltd., Martin Stewart, Jim
Gammer/Peter Begemann; Sherrill Gammer; Gladys Steward; Jasdev and
Kamaljeet Randhawa; Sen and Thanh Tran
 OCP Amendment/Rezoning
Amend the OCP from Suburban to Urban. Rezone a portion of the site from RA to RF to allow subdivision into approximately 21 single family lots in Phase I.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on properties located at 17024/34/52/66 - 80 Avenue and 16955 Fraser Highway.

The applicant is proposing:

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

in order to allow subdivision into approximately 21 single family lots in Phase I.

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 Tymoschuk
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to redesignate the site 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 a portion of the site, specifically 17066 - 80 Avenue, 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.
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) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) registration of a Restrictive Covenant on proposed Lots 1 to 21 to require mitigating measures to reduce the impact of external noise sources, in particular, the golf driving range;
 - (e) registration of a "no-build" Restrictive Covenant on a portion of proposed Lot 1 until future consolidation with the adjacent parcel to the west;
 - (f) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications for 17066 - 80 Avenue;
 - (g) registration of a Restrictive Covenant on the remaining four properties (i.e. 17024/34/52 - 80 Avenue and 16955 Fraser Highway) to require provision of community benefit to satisfy the OCP Amendment policy, at the rezoning stage;
 - (h) submission of a Restrictive Covenant to require a buffer, consisting of a landscaped berm, along the south property line of 17066 - 80 Avenue for visual and noise abatement, in particular from Fraser Highway;
 - (i) resolution of terracing including attractive retaining walls and planting material, along the eastern property lines of proposed Lots 14, 15 and 19 - 21 to address the aesthetics as viewed from

the east and from Fraser Highway, to the satisfaction of the General Manager, Planning and Development; and

- (j) resolution of revised lot grading plan to include the main floor elevations of proposed Lots 13-21 and the location and dimensions of retaining walls on the plan, to the satisfaction of the General Manager, Planning and Development.

RES.R04-3177

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

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 108 Amendment By-law 2004, No. 15599" pass its first reading.

RES.R04-3178

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

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

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 108 Amendment By-law 2004, No. 15599" pass its second reading.

RES.R04-3179

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

It was then

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 108 Amendment By-law 2004, No. 15599" be held at the City Hall on December 13, 2004, at 7:00 p.m.

RES.R04-3180

Carried

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15600" pass its first reading.

RES.R04-3181

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

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

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 for consolidation of the subject site, with the existing school site located at 14590 - 116A Avenue 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 to prohibit an assembly hall and/or church as a permitted use; and
 - (e) registration of a 20-metre road right-of-way across the south property line to the satisfaction of the General Manager, Engineering.

RES.R04-3184

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15601" pass its first reading.

RES.R04-3185

Carried

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

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15601" pass its second reading.

RES.R04-3186

Carried

It was then

Moved by Councillor Tymoschuk
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15601" be held at the
 City Hall on December 13, 2004, at 7:00 p.m.

RES.R04-3187

Carried

ITEMS TABLED BY COUNCIL**11. 7903-0432-00****8916 - 128 Street****Isaac-Renton Architects/Arvinder Singh Bubber**

Land Use Contract Partial Discharge/Rezoning/Development Permit

*Partial discharge of Land Use Contract No. 235. Rezone from RF to CD.**Development Permit to allow construction of approximately 11 townhouse units.*

The General Manager of Planning & Development submitted a report concerning an application to partially discharge Land Use Contract No. 235, a rezoning application, and a Development Permit application.

The applicant is proposing:

- a partial Land Use Contract discharge;
- a rezoning from RF to CD; and
- a Development Permit

in order to allow construction of approximately 11 townhouse units.

The General Manager of Planning & Development was recommending that if Council approves Concept A, which proposes retention of 9 trees, 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 discharge a portion of Land Use Contract No. 235 on the south portion of the subject site and a date for Public Hearing be set.
2. based on Concept B, a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council authorize staff to draft Development Permit No. 7903-0432-00 generally in accordance with the attached drawings (Appendix IV).
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 road dedication plan to the satisfaction of the Approving Officer;
- (c) address the tree preservation issues to the satisfaction of the General Manager, Planning & Development;
- (d) submission of revised landscape plans based on the City Landscape Architect comments to the satisfaction of the General Manager, Planning and Development and 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;
- (f) demolition of existing structures to the satisfaction of the Building Division;
- (g) dedication of the north-east corner of the B.C. Hydro right-of-way for parks purposes; and
- (h) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability.

RES.R04-3188

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Land Use Contract No. 235,

Authorization By-law, 1976, No. 4861 Partial Discharge By-law, 2004,
 No. 15575" pass its first reading.

RES.R04-3189

Carried with Councillors Bose and Priddy against.

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

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Land Use Contract No. 235,

Authorization By-law, 1976, No. 4861 Partial Discharge By-law, 2004,
 No. 15575" pass its second reading.

RES.R04-3190

Carried with Councillors Bose and Priddy against.

It was then
 Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Land
 Use Contract No. 235, Authorization By-law, 1976, No. 4861 Partial Discharge
 By-law, 2004, No. 15575" be held at the City Hall on December 13, 2004, at 7:00
 p.m.

RES.R04-3191 Carried

It was
 Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15576" pass its first reading.

RES.R04-3192 Carried with Councillors Bose and Priddy
 against.

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

It was
 Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15576" pass its second reading.

RES.R04-3193 Carried with Councillors Bose and Priddy
 against.

It was then
 Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15576" be held at the
 City Hall on December 13, 2004, at 7:00 p.m.

RES.R04-3194 Carried

C. CORPORATE REPORTS

1. The Corporate Report under date of November 29, 2004 was considered and dealt with as follows:

Item No. L011 Zoning Amendment By-law No. 15585 and Zoning
 Amendment By-law No. 15586 Related to a Proposed
 Shopping Centre at 24 Avenue and 160 Street
 File: 7904-0112-00; 7904-0312-00

The General Manager, Planning & Development submitted a report concerning
 By-laws No. 15585 and 15586 relating to a proposed shopping centre at
 24 Avenue and 160 Street.

Staff provided a brief verbal report regarding a reduction in outdoor storage for the proposed Shopping Centre at 24 Avenue and 160 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 Hunt
Seconded by Councillor Tymoschuk
That Council:

1. Receive this report as information;
2. Approve amendments to Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15585 ("By-law No. 15585"), as documented in Appendix I attached to this report;
3. Approve amendments to Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15586 ("By-law No. 15586"), as documented in Appendix II attached to this report;
4. Rescind Council Resolution No. R04-3139 granting second reading to By-law No. 15585;
5. Grant second reading to By-law No. 15585 with the amendments, as documented in Appendix I;
6. Rescind Council Resolution No. R04-3142 granting second reading to By-law No. 15586;
7. Grant second reading to By-law No. 15586 with the amendments, as documented in Appendix II; and
8. Instruct the City Clerk to forward a copy of this Corporate Report and the related Council Resolution to First Professional Management (West) Inc. and Loblaw Properties West Inc., the proponents of the developments to which the subject by-laws relate.

RES.R04-3195

Carried

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

1. **Jo-Anne van Beek**
Robert Maynes
5731 - 182 Street
File: 6800-01; 0550-20-10; 7904-0291-00

Jo-Anne van Beek, and Robert Maynes were in attendance regarding the Martha Currie House.

The following comments were provided:

- The property owners made an offer to purchase the home and property in May of 2004 and made application to build an 8-lot development for use as family homes.
- The owners were proposing larger homes and before removing subjects to sale, made enquiries to City heritage status and were told that there were no restrictions to the home due to heritage status and that they would renovate, move or demolish the house as wished.
- They were then notified of the potential heritage protection and met with City staff to develop ideas to save the house.
- They were made aware that the City would prefer to save the house and offered financial assistance to be made available to the property owners.
- The owners then met with City staff and offered to save the house upon agreement to certain concessions.
- The City made no commitments as the house was not officially designated as heritage at that time.
- This had created a financial hardship due to the lack of cooperation from staff and the owners had applied for a demolition permit.
- A 60 day hold was subsequently placed on the property.
- The Surrey Heritage Advisory Commission has offered support to move and enlarge the house.
- They request that the City approve permits, so the owners may proceed without delay.

Mr. Badke, Aplin & Martin Consultants, was in attendance and provided the following comments:

- The property owners proposed a subdivision into 4 new lots, in conjunction with neighbours to the north who propose another 4-lot subdivision for the purpose of the owners building their principal residences.
- The owners wish the Currie house to remain the owners' principal residence and request Council support prior to the release of subject clauses and relocate the house to lot 8.
- The owners request that the two later additions to the house be removed prior to the relocation of the Currie house and that these later additions be rebuilt after relocation of the house in substantial conformance with the existing heritage character of the house.

- That the addition of the Currie House to the Surrey Heritage Registry not delay the proposed eight-lot subdivision of the existing two parcels.
- That the Currie House qualify for Heritage Preservation Grant of \$9,000 for exterior restoration. It is customary for the City of Surrey to reimburse the developers over a three year period at a rate of \$3,000 per year, but the owners request that the City reimburse the developers the total \$9,000 upon the developer receiving the occupancy permit for the relocated and restored Currie House.
- That 182 Street be designated a Heritage Street such that the proposed subdivision does not trigger any upgrading of this street at the subdivision stage. This road shall then maintain its current heritage character in compliance with the preservation of the heritage houses on this street.
- The suggestion was made that the subdivision road standards be altered by a Development Variance Permit or Heritage Preservation Agreement and no cash in lieu of payment be required. The road standards be resided through a Development Variance Permit and Heritage Revitalization Agreement.
- That the current stop work order for the demolition of the Currie House be removed by the City of Surrey.

It was

Moved by Councillor Watts
 Seconded by Councillor Hunt
 That the information submitted by

Mr. Badke be received.

RES.R04-3196

Carried

2. Irv Hildebrand
NightShift Street Ministry Society
 File: 0250-20; 0550-20-10

Irv Hildebrand, NightShift Street Ministry Society (The Society) presented a three-stage proposal for establishing a viable and sustainable service to benefit the people that live and work in the area.

The following comments were then provided:

- The Society has a three-stage plan in place to provide shelter for the homeless in Surrey.
- The Society is a Christian-based, multi-denominational organization dedicated to the spiritual and physical wellbeing of people and is not a long-term recovery house.
- It is their intention to keep people alive until they learn to love themselves and respond to life differently. They are then moved to a recovery house outside the Whalley core area.
- The Society is not requesting money as they are self-sustaining and self-supporting.

- The Society has reached an agreement-in-principal with the Filipino Society, based on a joint venture basis, allowing NightShift Street Ministry Society to occupy the building and run their programs.
- A strategic plan has been developed identifying three solutions:
 - put a storage trailer on site on a temporary basis while construction is underway;
 - have a six months adjustment stage to establish a long term service program; or
 - move forward with the established long term sustained service plan.
- The Society has motivated members from the community, professional and business quarters who have a deep-seated calling to love and care for people.
- Surrey churches and businesses support this venture.
- NightShift Street Ministry offers a place for people to encounter God through prayer and receive the loving care of volunteers.
- Financial and volunteer support has been pledged.
- Their mandate is to lift the poor and homeless out of despair and give them hope for a better future, opportunity to be valued, and encouraged in their pursuit of happiness, health and hope.
- Their goal is to complete the reintegration process into society for disenfranchised persons and provide long term opportunities for success.
- They would like to work with Surrey Council, staff, churches, social community, Whalley Business Improvement Association and other businesses to be available for families, children and the elderly.
- They request Council's support and endorsement for the project.

Michael Cash was in attendance and commented that Tom Neudorf came to their Society addicted to drugs, homeless and hopeless. He continued that the Society was able to provide him with fellowship, strength and hope and to show him ways out of the street. He added that Tom Neudorf was able to recover and is currently living in a recovery house; is 90 days clean; and looking at enrolling in a welding program. Mr. Cash noted that there are lots of people like Tom Neudorf. He stated that the Society has the resources to move people into recovery programs.

It was

Moved by Councillor Hunt
 Seconded by Councillor Priddy
 That Council:

1. receive the information; and
2. that NightShift Street Ministry Society appear at a Council -in-Committee meeting in two weeks' time.

RES.R04-3197

Carried with Councillor Watts against.

3. **Laura Anderson, Chairperson & Director of External Affairs**
Kwantlen Student Association, Surrey Campus
Kwantlen University College
 File: 7904-0297-00; 0550-20-10

Laura Anderson, Chairperson & Director of External Affairs, Kwantlen Student Association (KSA), Surrey Campus Kwantlen University College was in attendance to request postponement of Development Variance Permit No. 7904-0297-00 and to present important matters regarding this variance.

Note: See Report from Kwantlen Student Association in the binder flap.

The following comments were then provided:

- The KSA would like the development variance permit application postponed regarding the parking variance and an opportunity to discuss concerns regarding the Cloverdale campus plan.
- The KSA could develop a transit plan within 60 days.
- The Cloverdale campus plan lacks student social space, transit, and housing.
- A strong campus community would contribute to the memory students have of the city, Kwantlen University College and their educational experience.
- They want people to remember Kwantlen University College as a high quality post secondary institution.
- There is a lack of services on campus; if there is insufficient social space on campus, students would be treated differently that at other campuses.
- They have not ruled out the possibility of a student union building as a separate building, but not included in the Cloverdale plan.
- The Newton Kwantlen University College campus has 225 parking spaces; Cloverdale campus would have 274 – an insufficient number given the increased number of students, more rural area, and lack of transportation.
- The KSA want to ensure there is a comparable transit plan for students and sufficient parking.
- The campus may have to run 24 hours a day, 7 days a week given the demand for education at this location.
- The KSA is willing to contribute financially to this endeavour.
- The KSA is willing to work over the next 60 days with Kwantlen University College to develop a comprehensive transit plan, comparable social space on campus.
- The KSA is willing to work and lobby for extra funding and is requesting Council's support.

It was

Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That the letter of support from the Kwantlen

Faculty Association as submitted by Laura Anderson be received.

RES.R04-3198

Carried

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15480"

7904-0081-00 - All Canadian Shopping Centre Ltd., c/o Rajinder Mann

IL (BL 12000) to CD (BL 12000) - 8363 - 128 Street - to allow light impact industrial uses and limited commercial uses.

Approved by Council: September 7, 2004

- * Planning & Development advise (see memorandum dated November 25, 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.R04-3199

Carried

It was

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

No. 12000, Amendment By-law, 2004, No. 15480" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3200

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15110"

7903-0175-00 - South-Slope Enterprises Ltd.,
c/o Mr. Eric Aderneck, Aplin & Martin Consultants Ltd.

RF and RF-G (BL 12000) to CD (BL 12000) - 6361 - 135 Street, and
Portion of 13484 - 64 Avenue, and Portion of lane - to allow subdivision
into approximately 6 single family lots.

Approved by Council: September 8, 2003

- * Planning & Development advise that (see memorandum dated November 19, 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. 15110" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3201

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15504"

7903-0283-00 - Steels Holdings (BTC) Ltd.
c/o Pacific Land Resource Group Inc.

RH (BL 12000) to IB (BL 12000) - 15036 Highway #10 (56 Avenue) - to
permit the development of a 7,845 sq. m. (84,500 sq. ft.) industrial
building.

Approved by Council: September 13, 2004

Note: A Development Permit (7903-0283-00) on the site is to be considered for
Final Approval under Items I.1(a).

- * Planning and Development advise that (see memorandum dated November 26, 2004 in by-law back-up) the legal descriptions in the by-law have changed due to a subdivision plan being registered. It is therefore requested that Council rescind third reading of By-law 15504, amend the by-law to reflect the revised legal description and approve third reading as amended.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council rescind Resolution R04-2592
of the September 27, 2004 Regular Council-Public Hearing Minutes passing
Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,
2004, No. 15504".

RES.R04-3202 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council amend "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15504" by deleting the
legal description and civic address in Section 1 of the by-law and inserting new
legal descriptions, and appending Schedules A and B to the by-law, as outlined in
the memorandum in by-law back-up.

RES.R04-3203 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15504" pass its third reading, as
amended.

RES.R04-3204 Carried

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

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

RES.R04-3205 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15504" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-3206 Carried

MISCELLANEOUS

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15585"

7904-0112-00 - Edward Holden, George and Jean Lechleiter, Surrey South Shopping Centres Limited, Gerhard and Rita Krause, Briska Porcher, Marian Porcher, Derrick Schonke, Gurdip and Amarjit Mundi, Jang and Devinder Mundi, Balbir Atwal, Sukhdev and Raminder Randhawa, Bhinder and Niranjani Mundi, Anni and Emanuel Lange, Luise Hartstock, c/o First Professional Management (West) Inc. (Michael Nygren)

RA, CPG, and A-2 (BL12000) to CD (BL12000) - 15862, 15876, 15948, and 16087 - 24 Avenue, 2441, 2457, 2493, 2527 - 160 Street, Portion of 2500 - 160 Street, Portion of 16129 - 24 Avenue 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 in conjunction with a Real Canadian Superstore, a gas bar with car wash and other commercial uses at the southeast corner of 24 Avenue and 160 Street, having a total gross floor area of approximately 86,770 square metres (934,000 sq.ft.) for By-laws 15585 and 15586.

Approved by Council: November 22, 2004

This by-law is proceeding in conjunction with By-laws 15586.

Note: This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. L011.

- * At the November 22, 2004 Regular Council-Land Use meeting, Council passed the following resolution:

"That the matter of outdoor storage of goods and setbacks be referred to staff for a report."

Planning & Development address this issue in Corporate Report L011 of this Agenda, and request that Council rescind second reading of By-law 15585, and amend the by-law as outlined in that report. The Public Hearing date will remain as December 6, 2004.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That Council rescind Resolution R04-3139

of the November 22, 2004 Regular Council-Land Use Minutes passing Second Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15585".

RES.R04-3207

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council amend "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15585" as documented
 in Appendix I appended to Corporate Report L011.
 RES.R04-3208 Carried with Councillors Bose, Priddy,
 Watts and Villeneuve against.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15585" pass its second reading, as
 amended.
 RES.R04-3209 Carried with Councillors Bose, Priddy,
 Watts and Villeneuve against.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15586"

7904-0312-00 - Loblaw Properties West Inc., Kenichi and Reiko Matsuo, City of
 Surrey, Edward and Josephine Stephen, c/o Loblaw Properties
 West Inc. (Glen Carlberg)

RA (BL 12000) to CD (BL 12000) - 2342 - 160 Street, 16106 and
 16134 - 24 Avenue, 2284, 2290, 2316 and 2340 - 161 Street, Portion of
 161 Street - to allow for the development of a Real Canadian Superstore, a
 gas bar with car wash and other commercial uses at the southeast corner of
 24 Avenue and 160 Street in conjunction with 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,
 having a total gross floor area of approximately 86,770 square metres
 (934,000 sq.ft.) for By-laws 15585 and 15586.

Approved by Council: November 22, 2004

This by-law is proceeding in conjunction with By-laws 15585.

Note: This By-law will be in order for consideration, should Council approve the
 recommendations of Corporate Report Item No. L011 of this Agenda.

* At the November 22, 2004 Regular Council-Land Use meeting, Council passed
 the following resolution:

"That the matter of outdoor storage of goods and setbacks be referred to staff for a
 report."

Planning & Development address this issue in Corporate Report L011 of this
 Agenda, and request that Council rescind second reading of By-law 15586, and

amend the by-law as outlined in that report. The Public Hearing date will remain as December 6, 2004.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council rescind Resolution R04-3142
of the November 22, 2004 Regular Council-Land Use Minutes passing Second
Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004,
No. 15586".

RES.R04-3210 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council amend "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15586" as documented
in Appendix II appended to Corporate Report L011.

RES.R04-3211 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 second reading, as
amended.

RES.R04-3212 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0283-00**
Jim Sidwell/Steels Holdings (BTC) Ltd., Inc. No. 898506
15055 - 54A Avenue

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

"That Development Permit No. 7903-0283-00 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 15504 under Item H.3 of this agenda.

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

No. 7903-0283-00 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.R04-3213 Carried

2. Delegation Request

(a) **M. Bebbington**
File: 7904-0235-00

Requesting to appear before Council to urgently appeal the issuance of Development Variance Permit 7904-0235-00.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That M. Bebbington be heard as a delegation
at Regular Council - Land Use.

RES.R04-3214 Carried

J. OTHER BUSINESS

1. Application No. 7904-0296-00
6693 – 130 Street

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That staff provide a report regarding the
developer’s contribution of amenity money to the park system.

RES.R04-3215 Carried

K. ADJOURNMENT

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

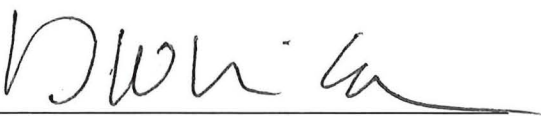
RES.R04-3216 Carried

The Regular Council- Land Use meeting adjourned at 6:08 p.m.

Certified Correct:



City Clerk



Mayor