



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, APRIL 3, 2000
Time: 4:00 p.m.

Present:

Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Eddington
Councillor Watts
Councillor Hunt

Absent:

Councillor Higginbotham

Entered as indicated in the Minutes

Councillor Bose

Staff Present:

Deputy Clerk
Manager, Area Planning & Development
Division
Manager, South Surrey Section
Manager, North Surrey Section
Land Development Engineer

A. ADOPTION OF MINUTES

B. CORPORATE REPORTS

Land Use Applications

COMMERCIAL/INDUSTRIAL

SOUTH SURREY

- 1. 7999-0084-00**
2261/57 King George Hwy.
John Myring/Thomas Myring, Christopher Myring and John Myring
Rezoning/Development Permit
Rezone from RF and CHI to CD to allow development of a 46-suite limited service-style hotel.

The General Manager of Planning & Development submitted a report concerning a rezoning from RF and CHI to CD and a Development Permit application on properties located at 2261/57 King George Highway.

The applicant is proposing:

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

in order to permit the development of a 46-suite limited service-style hotel.

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 "Single Family Residential Zone (RF)" and "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7999-0084-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R00-736 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14003" pass its first reading.

RES.R00-737 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, 2000, No. 14003" pass its second reading.

RES.R00-738 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, 2000, No. 14003" be held at the
 City Hall on April 17, 2000, at 7:00 p.m.
 RES.R00-739 Carried

Councillor Eddington advised that her daughter works for Canadian Tire, and left the meeting due to a potential conflict of interest at 4:03 p.m.

2. 7900-0035-00

3033 - 152 Street

Urban Design Group/Grosvenor International (585656 B.C. Ltd.)

Development Permit/Development Variance Permit

Development Permit to allow construction of the first phase of a large-format shopping centre.

DVP to relax the maximum height of a free-standing sign fronting Highway 99 from 4.5 (15 ft.) to 7.6 m (25 ft.).

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 3033 - 152 Street.

The applicant is proposing:

- a Development Permit
- a Development Variance Permit to relax the following by-law regulations:
 - Part 5, Section 27(K) of the Sign By-law to permit the maximum height of a free-standing sign fronting Highway 99 to be increased from 4.5 m (15 ft.) to 7.6 m (25 ft.).

in order to permit the development of the first phase of a large-format shopping centre comprising three large commercial tenants and approximately 11,060 m² (119,052 sq.ft.) of retail space.

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

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

1. Council authorize staff to draft Development Permit No. 7900-0035-00 in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7900-0035-00, varying the following, to proceed to Public Notification:
 - (a) to relax Part 5, Section 27(K) of the Sign By-law (No. 13656) to permit the maximum height of a free-standing sign (fronting Highway 99) to be increased from 4.5 m (15 ft.) to 7.6 m (25 ft.).
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R00-740

Carried

Councillor Eddington returned to the meeting at 4:04 p.m.

SURREY CITY CENTRE/WHALLEY

3. **7999-0241-00**
10943 Scott Road; 11078 Bridge Road
South Westminster Properties/527599 B.C. Ltd. and B.C. Gas Utility Co.
Development Permit/Development Variance Permit
Development Permit to regulate site improvements and Development Variance Permit to relax various by-law regulations to allow for a truck parking facility and to enable subdivision.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 10943 Scott Road and 11078 Bridge Road.

The owner is proposing a Development Permit to regulate site improvements and a Development Variance Permit to vary the following by-law regulations:

- Surrey Zoning By-law, 1993, No. 12000:
 - relax the requirement, in Part 4 General Provisions, to allow an industrial land use without the construction of a building;
 - relax the on-site paved surface requirements for parking areas, in Part 5 Off-Street Parking and Loading/Unloading, to allow a gravel surface; and
 - reduce the minimum lot width requirements, in Part 38 Light Impact Industrial Zone, for proposed Lot B from 30 metres (100 ft.) to 25.33 metres (83 ft.); and
- Surrey Subdivision and Development By-law, 1986, No. 8830:

- relax the fire flow requirements; and
- relax the sanitary sewer requirement

in order to permit a truck parking facility in South Westminster and to enable an associated subdivision.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7999-0241-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7999-0241-00, varying the following, to proceed to Public Notification:
 - (a) Relax the requirement, in Part 4 General Provisions of Surrey Zoning By-law No. 12000), to allow an industrial land use without the construction of a permanent building that exceeds 100 square metres (1,076 sq. ft.).
 - (b) Vary the on-site paved surface requirements in Part 5, Off-Street Parking and Loading/Unloading of Surrey Zoning By-law No. 12000 from asphalt, concrete or similar pavement to gravel surface.
 - (c) Relax the fire flow requirements in Surrey Subdivision and Development By-law No. 8830 for the existing industrial zoned land.
 - (d) Relax the sanitary sewer requirement in Surrey Subdivision and Development By-law No. 8830 for the existing industrial zoned land.
 - (e) Relax the minimum lot width requirement in Part 48 Light Impact Industrial Zone of Surrey Zoning By-law No. 12000 for proposed Lot B from 30.0 metres (100 ft.) to 25.33 metres (83 ft.).
3. Council deny the following variance:
 - (a) Relax the requirement in Surrey Subdivision and Development By-law No. 8830 to construct Spruce Road from Old Yale Road to the site.

4. 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) input from the Ministry of Environment, Water Management Branch;
 - (d) approval from B.C. Gas;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" or no development of the site unless all City utilities are provided;
 - (f) registration of a Section 219 Restrictive Covenant to indemnify and save the City harmless from liability for damages in the event of a fire; and
 - (g) submission of an appropriate landscaping estimate and bonding for the provision and maintenance of the proposed landscaping.

RES.R00-741

Carried**4. 7900-0006-00****10766 Scott Road****Burnaby Professional Driving School**

OCP Amendment/Temporary Use Permit

Temporary Industrial Use Permit to allow a truck-driver training facility and parking of overweight vehicles for a period not exceeding two years.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and an application for a Temporary Use Permit on property located at 10766 Scott Road.

The applicant is requesting:

- an OCP amendment to declare the property a Temporary Industrial Use Permit Area; and
- a Temporary Industrial Use Permit

to permit a truck-driver training facility, and parking of overweight vehicles for a period not exceeding two years.

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 designate the property a Temporary Industrial Use Permit Area and a date for Public Hearing be set;
2. Council approve Temporary Industrial Use Permit No. 7900-0006-00 to proceed to Public Notification;
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of sufficient bonding to ensure the removal of the temporary office trailers, and to return the site to its original condition.

RES.R00-742 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 12 Amendment By-law 2000, No. 14004"
pass its first reading.

RES.R00-743 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 12 Amendment By-law 2000, No. 14004"
pass its second reading.

RES.R00-744 Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 12 Amendment By-law
2000, No. 14004" be held at the City Hall on April 17, 2000, at 7:00 p.m.

RES.R00-745 Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE

5. **7900-0032-00**
6925 - 182 Street
Progressive Construction Ltd./Joan Duncan
Rezoning
From RA to RF to permit subdivision into approximately 13 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to RF on property located at 6925 - 182 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the subdivision into approximately 13 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 Villeneuve
Seconded by Councillor Tymoschuk
That:

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

- (e) completion of the proposed road exchange/closure at 69 Avenue at 182 Street.

RES.R00-746

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14005" pass its first reading.

RES.R00-747

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14005" pass its second reading.

RES.R00-748

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14005" be held at the
 City Hall on April 17, 2000, at 7:00 p.m.

RES.R00-749

Carried

FLEETWOOD/GUILDFORD

6. 7999-0132-00

15949 - 108 Avenue

H.Y. Engineering Ltd./Harbhajan S. Kang and Baljit K. Kang

Rezoning

From RA to RF to permit a 2-lot single family subdivision.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to RF on property located at 15949 - 108 Avenue

The applicant is proposing:

- a rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)"

in order to permit a 2-lot subdivision.

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

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

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

RES.R00-750

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14006" pass its first reading.

RES.R00-751

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, 2000, No. 14006" pass its second reading.

RES.R00-752

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, 2000, No. 14006" be held at the
City Hall on April 17, 2000, at 7:00 p.m.

RES.R00-753

Carried

7. 7999-0232-00
10077 and 10091 - 156 Street
Allan Deans/Strata Corporation NW 2717,
Guildford Park Estates (Various Owners)

Development Permit

To allow exterior building restorations to an existing townhouse development.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 10077 and 10091 - 156 Street.

The applicant is proposing:

- a Development Permit

in order to permit restoration by upgrading exterior building materials (walls, windows, and balconies) on a townhouse development in Guildford.

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

It was

Moved by Councillor Steele
Seconded by Councillor Watts
That:

1. Council approve the attached Development Permit No. 7999-0232-00 (Appendix IV), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R00-754

Carried

8. 7999-0235-00
15266 - 111A Avenue
H.Y. Engineering Ltd./Patricia Ruelle
Rezoning

From RA to RF to allow subdivision into approximately 7 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to RF on property located at 15266 - 111A Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the development of approximately 7 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 Villeneuve
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation and Highways; and
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation.
 - (e) that there be a restrictive covenant placed on the properties so that people are aware that there is a possibility of a future connector going down to the Perimeter Road.

RES.R00-755 Carried

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14007" pass its first reading.

RES.R00-756 Carried

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

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14007" pass its second reading.

RES.R00-757 Carried

It was then
 Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14007" be held at the
 City Hall on April 17, 2000, at 7:00 p.m.
 RES.R00-758 Carried

NEWTON

9. **7900-0072-00**
13097/99/111/129 - 60 Ave & 6021/33/45/48/38/28/18 - 131 Street
Major Lidder/J.S. Sidhu et al
 Restrictive Covenant Amendment
To amend the Restrictive Covenant (Building Scheme) to permit the use of
"hardiplank" siding on house exteriors.

The General Manager of Planning & Development submitted a report concerning
 a Restrictive Covenant Amendment on properties located at
 13097/99/111/129 - 60 Ave & 6021/33/45/48/38/28/18 - 131 Street

The applicant is proposing:

- a Restrictive Covenant [Building Scheme] amendment

in order to allow the use of "hardiplank" siding material in addition to cedar siding
 on the exterior of dwellings.

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

Councillor Bose entered the meeting at 4:04 p.m.

It was
 Moved by Councillor Steele
 Seconded by Councillor Hunt
 That:
 1. Council approve the proposed amendment and authorize staff to amend
 the Restrictive Covenant [Building Scheme] as described in this report.
 RES.R00-759 Carried

SOUTH SURREY

10. 7900-0087-00
13263 - 23A Avenue
G. & E. Schneider

Restrictive Covenant Amendment

To amend a Restrictive Covenant regulating house modifications to allow retention of existing aluminum siding on the north and west elevations of the existing dwelling.

The General Manager of Planning & Development submitted a report concerning a Restrictive Covenant Amendment on property located at 13263 - 23A Avenue.

The applicant is proposing:

- a Restrictive Covenant [House Modification] amendment

in order to allow the retention of the aluminum siding material on the north and west elevation of the dwelling at 13263 - 23A Avenue in lieu of new stucco siding as specified in the House Modification Covenant.

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 Watts That:
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1. Council approve the proposed amendment and authorize staff to amend the Restrictive Covenant [House Modification] as described in this report.

RES.R00-760

Carried

C. DELEGATIONS

D. BY-LAWS

E. ITEMS TABLED BY COUNCIL

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. ANY OTHER COMPETENT BUSINESS

1. Motion to go into a Closed Meeting

It was	Moved by Councillor Villeneuve Seconded by Councillor Tymoschuk That a Closed Council meeting be held following Regular Council Land Use pursuant to Section 242.2(1) (a), (c), (e) and (i) of the Municipal Act.
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RES.R00-761	<u>Carried</u> with Councillor Bose against.
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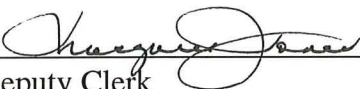
I. ADJOURNMENT

It was	Moved by Councillor Hunt Seconded by Councillor Watts That the Regular Council - Land Use meeting do now adjourn.
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RES.R00-762	<u>Carried</u>
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The Regular Council- Land Use meeting adjourned at 4:10 p.m.

Certified Correct:



Deputy Clerk



Mayor