



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JUNE 12, 2000
Time: 4:00 p.m.

Present:

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

Absent:

Councillor Bose

Councillors Entering Meeting in Progress:

Councillor Villeneuve

Staff Present:

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

A. ADOPTION OF MINUTES

B. CORPORATE REPORTS

Land Use Applications

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

- 1. 7900-0126-00**
15146 - 100 Avenue
Pacific Sign & Design Ltd. /Guildford Towngate Holdings
Development Permit
To allow an additional free-standing sign on the site for the Keg Restaurant in Guildford.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15146 - 100 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the construction of an additional free-standing sign for The Keg Restaurant 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 Hunt
 Seconded by Councillor Tymoschuk
 That Council approve the attached
 Development Permit No. 7900-0126-00 (Appendix II), 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.R00-1389

Carried**NEWTON**

2. 7900-0084-00
7398 - 132 Street and Portion of 7400 - 132 Street
Robert (Bob) Ferguson/Aqua-Pak Styro Containers Ltd. and
Triple Rim Investments Ltd.

Development Permit/Development Variance Permit
Development Permit to allow the construction of an addition to an industrial warehouse. Development Variance Permit to vary side yard setback.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit and a Development Variance Permit on properties located at 7398 - 132 Street and portion of 7400 - 132 Street.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to relax the following by-law regulations
 - the south side yard setback from 7.5 metres (25 ft.) to 2 metres (6.6 ft.)

in order to permit the development of approximately 4,317.6 m² (46,476 sq. ft.) addition to an existing industrial warehouse.

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. 7900-0084-00 in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7900-0084-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required south side yard setback of the IL Zone from 7.5 metres (25 ft.) to 2 metres (6.6 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R00-1390

Carried**SOUTH SURREY****3. 7900-0112-00****1959 - 152 Street****Mr. Sandy Wightman/Windsor Square Project Inc.**

Development Permit/Development Variance Permit

Development Permit to establish a comprehensive signage plan and Development Variance Permit to vary certain provisions of the Sign By-law in order to allow signage on existing buildings.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit and a Development Variance Permit on property located at 1959 - 152 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following Sign By-law regulations:
 - Part 5(2)(a) to allow more than one fascia sign for each business within the premises.
 - Part 5(3)(a) to allow more than one awning sign for each business within the premises.

in order to establish a comprehensive signage plan for the site.

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

Councillor Villeneuve entered the meeting at 4:03 p.m.

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

1. Council authorize staff to draft Development Permit No. 7900-0112-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7900-0112-00, varying the following, to proceed to Public Notification (Appendix III):
 - (a) Part 5(2)(a) to allow more than one fascia sign for each business within the premises.
 - (b) Part 5(3)(a) to allow more than one awning sign for each business within the premises.

RES.R00-1391

Carried

SURREY CITY CENTRE/WHALLEY

4. **7900-0141-00**
A portion of 10955 Scott Road
Mainland Engineering/B.C. Hydro & Power Authority
 Development Permit
To allow 20 parking spaces for use by the adjoining property.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on a portion of property located at 10955 Scott Road.

The applicant is proposing:

- a Development Permit

in order to permit the development of twenty (20) parking spaces for use by the adjoining property.

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 Council approve the attached
Development Permit No. 7900-0141-00 (Appendix II), 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.R00-1392

Carried

Councillor Watts advised that she has a secondary suite, and left the meeting at 4:06 p.m.
due to a perceived conflict of interest.

RESIDENTIAL/INSTITUTIONAL**FLEETWOOD/GUILDFORD**

5. **7900-0055-00**
8219 - 154 Street
Tahir Khan/Tahir Khan and Sahara Begum Khan
Rezoning
From RF to RF-SS to legalize an existing secondary suite.

The General Manager of Planning & Development submitted a report concerning
an application for rezoning on property located at 8219 - 154 Street.

The applicant is proposing:

- a rezoning from RF to RF-SS

in order to legalize an existing secondary suite.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That Application 7900-0055-00 be tabled to
the end of the meeting.

RES.R00-1393

Carried

Councillor Watts returned to the meeting at 4:07 p.m.

SOUTH SURREY**6. 7900-0107-00**

**15614 - 36 Avenue, 3395 - 156A Street and Portion of 156 Street
Mr. Clarence Arychuk and Mr. Dave Balsor/John, Helen and Geraldine
Kovach and City of Surrey**

Rezoning

From A-1 to RH and RF to allow subdivision into approximately 18 RF lots; 1 half-acre lot and 1 large remainder parcel with a potential to further subdivide into approximately 9 half-acre lots in the future.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from properties located at 15614 - 36 Avenue, 3395 - 156A Street and portion of 156 Street.

The applicant is proposing:

- a rezoning from A-1 to RH and RF

in order to permit subdivision into approximately 18 RF lots; one full half-acre lot and one large remainder parcel with a potential to further subdivide into approximately 9 half-acre lots in the future.

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 Villeneuve
That:

1. a By-law be introduced to rezone Block A from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and Block B from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing (Appendix II).
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) registration of a Section 219 Restrictive Covenant to ensure no building on the large remnant parcel until subdivision is approved by the City;
- (e) completion of the proposed road exchange involving the closure of a portion of 156 Street and dedication for the new 156A Street (Appendix III); and
- (f) completion of the land purchase from the City.

RES.R00-1394

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2000, No. 14057" pass its first reading.

RES.R00-1395

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. 14057" pass its second reading.

RES.R00-1396

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. 14057" be held at the
 City Hall on July 17, 2000, at 7:00 p.m.

RES.R00-1397

Carried

C. DELEGATIONS

D. BY-LAWS

E. ITEMS TABLED BY COUNCIL

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. ANY OTHER COMPETENT BUSINESS

- 1. **2394-0017-00**
14779 Colebrook Road
 Oleg Verbenkov/Sunrise Shopping Centre Ltd.

Request for Council to grant a further 4 month extension for OCP Amendment Application No. 2394-0017-00 until August 8, 2000.

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That a further 4 month extension for OCP
 Amendment Application No. 2394-0017-00 be granted until August 8, 2000.

RES.R00-1398 Carried

B. CORPORATE REPORTS (Continued)

Councillor Watts advised that she has a secondary suite, and left the meeting at 4:09 p.m. due to a perceived conflict of interest.

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 5. **7900-0055-00**
8219 - 154 Street
Tahir Khan/Tahir Khan and Sahara Begum Khan
 Rezoning
From RF to RF-SS to legalize an existing secondary suite.

The above application had been tabled earlier in the meeting, in order to give a delegation an opportunity to be in attendance to discuss the application.

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That Application 7900-0055-00 be denied
 and the applicant be instructed to remove all unauthorized suites.

RES.R00-1399 Carried

I. ADJOURNMENT

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Regular Council - Land Use

meeting do now adjourn.

RES.R00-1400

Carried

The Regular Council- Land Use meeting adjourned at 4:10 p.m.

Certified Correct:



Deputy Clerk



Mayor