



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, APRIL 9, 2001  
Time: 4:00 p.m.

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#### Present:

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

#### Absent:

#### Staff Present:

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

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#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### CLOVERDALE

##### 1. 7901-0036-00

5225 - 192 Street

**Rimark Consulting/394617 B.C. Ltd.**

Development Permit/Development Variance Permit

*Development Permit to allow the construction of two industrial buildings.*

*Development Variance Permit to relax the south and west setbacks.*

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 5225 - 192 Street.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to relax the following by-law regulations;
- rear yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.); and
- the side yard setback along a flanking street from 7.5 metres (25 ft.) to 1.5 metres (5 ft.)

in order to permit the construction of two industrial buildings consisting of approximately 6,847 square metres (73,706 sq.ft.).

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. Council authorize staff to draft Development Permit No. 7901-0036-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7901-0036-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.); and
  - (b) to reduce the minimum side yard setback along a flanking street of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 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;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer; and
  - (c) discharge of Restrictive Covenants S108909 and AE38774 which are registered against the title of the land.

RES.R01-692

Carried

### FLEETWOOD/GUILDFORD

2. **7901-0040-00**  
**10182, 10192 & 10202 - 152A Street**  
**Joe Minten/Rainar Enterprises Ltd. and City of Surrey**  
OCP Amendment/Rezoning/Development Permit/Development Variance Permit  
*OCP Amendment from Commercial to Town Centre, rezoning from RF to C-15 and DP to permit a 3-storey retail/office building and DVP to vary the maximum building height of the C-15 Zone*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan from Commercial to Town Centre, a Rezoning application, a Development Permit and a Development Variance Permit on properties located at 10182, 10192 and 10202 - 152A Street.

The applicant is proposing:

- an OCP amendment from Commercial to Town Centre;
- a rezoning from RF to C-15;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulation:
  - to increase the maximum height allowable under the C-15 Zone from 14 metres (45 ft.) to 17 metres (55 ft.)

in order to permit the development of a 3-storey retail/office building.

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 redesignate the property and a portion of the existing lane from Commercial to Town Centre and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property and a portion of the existing lane from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7901-0040-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7901-0040-00, varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of the C-15 Zone from 14 metres (45 ft.) to 17 metres (55 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) consolidation of the subject properties and a portion of the existing lane into one lot to the satisfaction of the Approving Officer;

- (c) completion of the road exchange/closure for the proposed closure of the west half of the existing rear lane;
  - (d) registration of an easement and Restrictive Covenant to facilitate access between the subject site and the adjacent properties to the north and south;
  - (e) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscaping Architect; and
  - (f) approval of Development Variance Permit No. 7901-0040-00.
6. Council authorize staff to consider redesignating lands within the subject block and adjoining blocks from Commercial to Town Centre in the upcoming major OCP Review (Appendix V).

RES.R01-693 Carried with Councillor Bose against

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 41 Amendment By-law 2001, No. 14366" pass its  
 first reading.

RES.R01-694 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 Watts  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 41 Amendment By-law 2001, No. 14366" pass its  
 second reading.

RES.R01-695 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 41 Amendment By-law 2001,  
 No. 14366" be held at the City Hall on April 23, 2001, at 7:00 p.m.

RES.R01-696 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14367" pass its first reading.

RES.R01-697 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 Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14367" pass its second reading.  
 RES.R01-698 Carried with Councillor Bose against.

It was then  
 Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14367" be held at the  
 City Hall on April 23, 2001, at 7:00 p.m.  
 RES.R01-699 Carried

**3. 7901-0055-00**

**18646 - 96 Avenue**

**Ken Burroughs/Freightliner of Canada Ltd.**

Development Variance Permit

*To vary the siting of a free-standing sign, and to increase the number of fascia signs.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 18646 - 96 Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following Sign By-law regulations:
  - to reduce the siting of a free-standing sign from the front lot line, from 2.0 metres (6.6 ft.) to 0.78 metre (2.5 ft.); and
  - to increase the maximum number of fascia signs from 2 to 4

in order to accommodate the proposed signage on the 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 Watts  
 That:

1. Council approve Development Variance Permit No. 7901-0055-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the siting of a free-standing sign from the front lot line from 2.0 metres to 0.78 metre (2.5 ft.); and

- (b) to increase the maximum number of fascia signs from 2 to 4.

RES.R01-700

Carried

NEWTON

**4. 7900-0298-00**

**15427 - 66 Avenue**

**Gery Warner, Tentnology Co./Gerhard Allen Warner**

OCP Amendment/Temporary Use Permit

*Temporary Use Permit to continue operation of an existing illegal tent and awning design, assembly and shipping business.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and a Temporary Use Permit application on property located at 15427 - 66 Avenue.

The applicant is proposing:

- a Temporary Use Permit;

in order to continue operation of an existing illegal tent and awning design, assembly and shipping business.

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 declare the property a Temporary Use Area and a date for Public Hearing be set.
2. Council approve Temporary Use Permit No. 7900-0298-00 to proceed to Public Notification (Appendix V).
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including the bonding of required engineering works, restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) ensure all Building Code issues are addressed to the satisfaction of the General Manager, Planning & Development; and

(c) provision of adequate off-street parking.

RES.R01-701 Carried with Councillor Bose against

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 20 Amendment By-law 2001, No. 14368"  
pass its first reading.

RES.R01-702 Carried with Councillor Bose against.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 20 Amendment By-law 2001, No. 14368"  
pass its second reading.

RES.R01-703 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, Text No. 20 Amendment By-law  
2001, No. 14368" be held at the City Hall on April 23, 2001, at 7:00 p.m.

RES.R01-704 Carried

**5. 7901-0044-00**

**13737 - 72 Avenue**

**Carson Nottle, Focus Architecture and Planning Ltd./**

**Dah Jong Holdings Ltd.**

Development Permit/Development Variance Permit

*Development Permit to construct two commercial buildings and development  
variance permit to allow relaxation of the front and rear yard setbacks of the  
C-15 Zone.*

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 13737 - 72 Avenue.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to relax the regulations of the Town  
Centre Commercial Zone (C-15) as follows:

- to reduce the rear yard setback (72A Avenue) from 7.5 metres (25 ft.) to 2.0 metre (7 ft.) for the building face and 0 metres for a canopy along the street edge;
- to reduce the front yard setback (72 Avenue) from 7.5 metres (25 ft.) to 0 metres for a canopy along the street edge.

in order to permit the development of two commercial buildings.

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. 7901-0044-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7901-0044-00, varying the following, to proceed to Public Notification (Appendix III):
  - (a) to reduce the rear yard setback from 72A Avenue of the Town Centre Commercial Zone (C-15) from 7.5 metres (25 ft.) to 2.0 metres (7 ft.) for the building face and 0 metres for a canopy along the street edge; and
  - (b) to reduce the front yard setback from 72 Avenue of the Town Centre Commercial Zone (C-15) from 2.0 metres (7 ft.) to 0 metre for a canopy along the street edge.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the General Manager, Planning & Development Department; and
  - (c) registration of an easement agreement in favour of the neighbouring properties to the west and east located at 13711 - 72 Avenue and 13745 - 72 Avenue, respectively.

RES.R01-705

Carried



6. **7901-0061-00**  
**7855 King George Highway**  
**Langley Awning /Swaran Panesar**  
 Development Variance Permit  
*To vary the Sign By-law to permit an awning sign on an existing non-conforming auto repair building on a RF zoned site.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 7855 King George Highway.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
- Surrey Sign By-law, 1999, No. 13656, as amended, in Section 23 of Part 4, Signs in Residential zones is varied;

in order to permit an awning sign on an existing non-conforming commercial building on a RF zoned 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 Steele  
 That:

1. Council approve Development Variance Permit No. 7901-0061-00, varying the following, to proceed to Public Notification:
  - (a) In Section 23 of Part 4, Signs in Residential Zones, to permit an awning sign with a maximum sign area of 18.5 sq. metres (199.2 sq.ft.), a maximum copy area of 10 sq. metres (107 sq.ft.), projecting a maximum distance of 1.0 metres (3 ft. 0 inches) from the building.

RES.R01-706

Carried

### SURREY CITY CENTRE/WHALLEY

7. **7900-0308-00**  
**10416/26 King George Highway**  
**J.H. (Jim) Lodge,Esso/172965 Canada Ltd. (Inc. No. 33434A)**  
 Rezoning/Development Permit  
*Rezone from CG-1 and CHI to CD to permit the redevelopment of an existing gasoline service station.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on properties located at 10416/26 King George Highway.

The applicant is proposing:

- a rezoning from CG-1 and CHI to CD; and
- a Development Permit

in order to permit the redevelopment of an existing gasoline service station.

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

#### Delegations

Jim Lodge, Real Estate Manager, Imperial Oil commented on the split zoning on the property stating that they have always worked on the assumption the entire property was zoned CG-1. Mr. Lodge pointed out that the development fits with the OCP and design guidelines whereas existing facilities do not. He added that the existing CH-1 zone permits the drive through and the existing CG-1 zone permits the gas station. Mr. Lodge also noted that the project could proceed under the existing zoning.

Michael Jordan, Davidson Yuen Simpson Architects and Planners, stated that the proposal is in conformance with the OCP. He pointed out that it will improve pedestrian use of the sidewalks. Mr. Jordan commented that pedestrian development of the area is difficult as King George Highway is a major arterial which forms a barrier to shoppers and pedestrian use, and that the zoning in place on King George Highway encourages drive throughs.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That staff proceed with the original rezoning application, endeavouring to make it as pedestrian oriented as possible.

Carried with Councillors Bose, Villeneuve and Mayor McCallum against

RES.R01-707

#### **8. 7900-0315-00**

**9747 - 137 Street**

**Herald Tessier, Westcord Projects**

**Raymond Lamb and Karen Lamb**

Rezoning/Development Permit/Development Variance Permit

*Rezoned from RF to C-5 to permit the existing single family dwelling to be converted into offices.*

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 9747 - 137 Street.

The applicant is proposing:

- a rezoning from RF to C-5;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
  - reduce the minimum front yard setback from 7.5 m (25 ft.) to 6.5 m (21 ft.);
  - reduce the minimum south side yard setback from 7.5 m (25 ft.) to 1.6 m (5.2 ft.);
  - reduce the minimum north side yard setback from 7.5 m (25 ft.) to 4.1 m (13.5 ft.); and
  - reduce the width of perimeter landscaping along the north property line from 1.5 m (5 ft.) to 1.0 m (3 ft.)

in order to permit the conversion of the existing single family dwelling into office 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 Hunt  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0315-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7900-0315-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.);
  - (b) to reduce the minimum north side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 4.1 metres (13 ft.);

- (c) to reduce the minimum south side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.6 metres (5 ft.); and
  - (d) to reduce the minimum 1.5-metre (5 ft.) wide landscaping strip of the C-5 Zone to 1.0 metres (3 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 an acceptable tree survey and a statement regarding tree preservation;
  - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) registration of a Restrictive Covenant to limit the uses permitted on the site to offices; and
  - (e) issuance of Development Variance Permit No. 7900-0315-00.

Before the motion was put:-

It was  
 RES.R01-708  
 Moved by Councillor Bose  
 Seconded by Councillor Villeneuve  
 That the proposal be subject to a significant review of the architecture being proposed, to achieve a more residential scheme.  
Defeated with Councillors Eddington, Hunt, Higginbotham, Steele, Tymoschuk and Mayor McCallum against

The main motion was then put and it was:-  
 RES.R01-709  
Carried

It was  
 RES.R01-710  
 Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14369" pass its first reading.  
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, 2001, No. 14369" pass its second reading.  
 RES.R01-711 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, 2001, No. 14369" be held at the  
 City Hall on April 23, 2001, at 7:00 p.m.  
 RES.R01-712 Carried

- 9. 7901-0034-00**  
**13733 - 116 Avenue**  
**Allan Brown Architect/Super Park Ltd.**  
 Development Permit  
*To allow the construction of a 4-bay heavy truck servicing facility and truck wash.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13733 - 116 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a 4-bay heavy truck servicing facility and truck wash.

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. 7901-0034-00 in accordance with the attached drawings (Appendix II).
2. Council rescind approval of Development Variance Permit No. 7900-0148-00, varying the Zoning By-law requirement of the construction of a permanent building that exceeds 100 square metres (1,076 sq. ft.) and containing washroom facilities (Resolution R00-1954).
3. Council file application no. 7900-0148-00.
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; and
- (b) submission of a landscape estimate and specifications to the satisfaction of the City's Landscape Architect.

RES.R01-713

Carried

**10. 7901-0057-00**  
**9488 - 138 Street**  
**Arcadian Architecture/56232 B.C. Ltd.**  
Development Permit  
*To allow the construction of a medical commercial building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 9488 - 138 Street.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a medical commercial building.

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. Council authorize staff to draft Development Permit No. 7901-0057-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) approval from B.C. Hydro;
  - (c) approval from B.C. Gas;
  - (d) confirmation from the Ministry of Environment;

- (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (f) submission of a revised free-standing sign detail.

RES.R01-714

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE****11. 7900-0344-00****6685 - 184 Street****Mr. Mike Helle/Mr. and Mrs. Donald Skoyen**

Rezoning

*Rezone from RA to RF in order to allow subdivision into approximately 5 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6685 - 184 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit subdivision into approximately 5 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) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (d) provision of amenity contributions as per the North Cloverdale West NCP.

RES.RC1-715

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14370" pass its first reading.

RES.R01-716

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, 2001, No. 14370" pass its second reading.

RES.R01-717

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, 2001, No. 14370" be held at the  
 City Hall on April 23, 2001, at 7:00 p.m.

RES.R01-718

Carried**FLEETWOOD/GUILDFORD****12. 7900-0353-00****17005/17033 - 80 Avenue****Clarence Arychuk/317262 Holdings Ltd., John and Norma Hoblak, Canada****Western Trust Company, Edo and Gerritje Schaafsma****Rezoning/Development Variance Permit**

*Rezone from A-1 to RF in order to allow consolidation with an adjacent remnant parcel and subdivision into approximately 16 single family lots; Development Variance Permit to relax the front yard setback on one lot.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 17005/17033 - 180 Avenue.

The applicant is proposing:

- a rezoning from A-1 to RF; and



- a Development Variance Permit to relax the following by-law regulation:
- relax the front yard setback requirements of the RF Zone for one lot only from 7.5 metres (25 ft.) to 3.79 metres (12.43 ft.) to allow the retention of an existing house

in order to permit consolidation with an adjacent remnant parcel to allow the development of approximately 16 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 Steele  
That:

1. a By-law be introduced to rezone the property 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.
2. Council approve Development Variance Permit No. 7900-0353-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 3.79 metres (12.43 ft.) to retain the existing house on proposed Lot 10.
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) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) issuance of Development Variance Permit No. 7900-0353-00;
  - (e) demolition of the existing attached garage and two accessory buildings; and
  - (f) discharge of the no-build Restrictive Covenant registered on the remnant parcel (16938 - 80 Avenue).

RES.R01-719

Carried with Councillor Bose against.

RES.R01-720 It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14371" pass its first reading.  
Carried with Councillor Bose against.

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

RES.R01-721 It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14371" pass its second reading.  
Carried with Councillor Bose against.

RES.R01-722 It was then Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14371" be held at the  
 City Hall on April 23, 2001, at 7:00 p.m.  
Carried

- 13. 7900-0033-00**  
**8147/8159 - 164 Street, 16354 - 82 Avenue**  
**Joseph Scarlatti/Sequoia Ridge Development Corp., Willy Faremo, Robert**  
**Jan Pirog, Craig Ross and Peter Revelle**  
 OCP Amendment/Rezoning/Development Permit/Development Variance Permit  
*OCP Amendment from Urban to Multiple Residential; rezoning from RA to*  
*RM-30 and RF; DVP to relax setbacks; and DP to allow the development of*  
*approximately 34 townhouse units.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan from Urban to Multiple Residential, a rezoning application, and applications for a Development Permit and Development Variance Permit on properties located at 8147/8159 - 164 Street and 16354 - 82 Avenue.

The applicant is proposing:

- an Official Community Plan amendment to re-designate a portion of the site from Urban to Multiple Residential;
- a rezoning from RA to RM-30 and RF;
- a Development Permit; and

- a Development Variance Permit to relax the following RM-30 Zone regulations:
- reduce the minimum rear (west) yard setback from 7.5 metres (25 ft.) to 6.91 metres (22.7 ft.);
- reduce the minimum front (east) yard setback from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.);
- reduce the minimum side (north) yard setback from 7.5 metres (25 ft.) to 5.61 metres (18.4 ft.); and
- reduce the minimum side (south) yard setback from 7.5 metres (25 ft.) to 5.18 metres (17 ft.)

in order to permit the development of approximately 34 townhouse units and two remnant 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 Watts  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to redesignate a portion of the property from Urban to Multiple Residential and a date for Public Hearing be set (Appendix VIII).
2. a By-law be introduced to rezone the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing (Appendix II).
3. Council authorize staff to draft Development Permit No. 7900-0033-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7900-0033-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (west) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.91 metres (22.7 ft.);
  - (b) to reduce the minimum front (east) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.);
  - (c) to reduce the minimum side (north) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.61 metres (18.4 ft.); and
  - (d) to reduce the minimum side (south) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.18 metres (17 ft.).

5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (c) registration of an access easement in favour of adjoining lots to the north and south;
  - (d) 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; and
  - (e) issuance of Development Variance Permit No. 7900-0033-00.

RES.R01-723

Carried with Councillors Eddington and Bose against

It was

Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 42 Amendment By-law 2001, No. 14372" pass its first reading.

RES.R01-724

Carried with Councillors Eddington and Bose 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. 42 Amendment By-law 2001, No. 14372" pass its  
second reading.

RES.R01-725 Carried with Councillors Eddington and  
Bose 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. 42 Amendment By-law 2001,  
No. 14372" be held at the City Hall on April 23, 2001, at 7:00 p.m.

RES.R01-726 Carried with Councillors Eddington and  
Bose against

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14373" pass its first reading.

RES.R01-727 Carried with Councillors Eddington and  
Bose against

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

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14373" pass its second reading.

RES.R01-728 Carried with Councillors Bose and  
Eddington against

It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14373" be held at the  
City Hall on April 23, 2001, at 7:00 p.m.

RES.R01-729 Carried

## NEWTON

14. **7901-0046-00**  
**14839 - 57A Avenue**  
**14812/16/22/30/36/42 - 58 Avenue**  
**14827/31/35/38 - 57B Avenue**  
**5751/57/63/67/71/77/83 - 148A Street**  
**Wayne Jackson/Portrait Homes Panorama Ltd.**

## Development Variance Permit

*To relax side yard setback requirements for accessory buildings and structures.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 14839 - 57A Avenue, 14812/16/22/30/36/42 - 58 Avenue, 14827/31/35/38 - 57B Avenue, 5751/57/63/67/71/77/83 - 148A Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
- side yard setback requirement for accessory buildings and structures is relaxed from 1 metre (3 ft.) to 0.6 metre (2 ft.) along one side of the interior lot line.

in order to permit an accessory building and structures to have similar side yard setbacks as the principle building for better fence alignment.

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

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

1. Council approve Development Variance Permit No. 7901-0046-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required side yard setback for accessory buildings and structures along one side of the interior lot line under the CD Zone (By-law No. 14025) from 1 metre (3 ft.) to 0.6 metre (2 ft.), where the side yard setback for the principal building is reduced to 0.6 metre (2 ft.) along the same lot line.

RES.R01-730

Carried**15. 7901-0065-00**

**6607/13/21/27/43/51 - 128 Street, 12757/63/71/77/80 - 67A Avenue,  
6645/53/59 - 127A Street and 6640/48/54 - 127 Street**

**J.A.B. Enterprises Ltd./J.A.B. Enterprises & G.S. Sahota &  
P.K.S. Investments**

**Development Variance Permit**

*To relax the required side yard setback from 1.8 metres (6 ft.) to 1.2 m (4 ft.).*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 6607/13/21/27/43/51 - 128 Street, 12757/63/71/77/80 - 67A Avenue, 6645/53/59 - 127A Street and 6640/48/54 - 127 Street .

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - reduction of side yard setback from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

in order to permit wider building envelopes on recently created compact 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 Watts  
That:

1. Council approve Development Variance Permit No. 7901-0065-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required side yard setback of Comprehensive Development Zone (By-law No. 13401) from 1.8 metres (6.0 ft.) to 1.2 metres (4.0 ft.).

RES.R01-731

Carried

### SOUTH SURREY

- 16. 7901-0043-00**  
**2919/20/25/26/31/32/39/40/45/46 - 152A Street**  
**Dieter Glups/Dietrich Investments Ltd.**  
 Development Variance Permit  
*To relax rear yard setback for accessory buildings and structures.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 2919/20/25/26/31/32/39/40/45/46 - 152A Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - rear yard setback for accessory buildings and structures is reduced from 2 metres (6.6 ft.) to 1 metre (3 ft.)

in order to increase the livable space in the back yard between the garages and the main buildings.

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 Hunt  
That:

1. Council approve Development Variance Permit No. 7901-0043-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required rear yard setback of the for accessory buildings and structures of the Comprehensive Development Zone (By-law No. 13763) from 2 metres (6.6 ft.) to 1 metre (3 ft.).

RES.R01-732

Carried

- 17. 7901-0045-00**  
**1840 Southmere Crescent East**  
**Greg Johnson/The Owners Strata Plan NW 2738**  
 Development Variance Permit  
*To vary the Land Use Contract to change wall and bay (balcony) materials from stucco to vinyl siding.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 1840 Southmere Crescent East.

The applicant is proposing:

- a Development Variance Permit to relax the following Land Use Contract regulation:
  - wall and bay (balcony) materials to be vinyl siding

in order to permit the remediation of building envelope.

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

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

1. Council approve Development Variance Permit No. 7901-0045-00 (Appendix III), varying the following, to proceed to Public Notification:
  - (a) to vary the wall materials of Land Use Contract 371-10 allowed from stucco to vinyl siding; and



- (b) to vary the bay materials of Land Use Contract No. 371-10 allowed from vertical cedar, solid stain to vinyl siding.

RES.R01-733

Carried**SURREY CITY CENTRE/WHALLEY****18. 7900-0277-00****13861 - 92 Avenue****Richard Brooks – H.Y. Engineering/Baljit and Baljinder Dhillon**

Partial Land Use Contract Discharge

*Discharge a portion of LUC No. 94 in order to permit subdivision into 2 single family residential lots, based on the underlying RF Zone.*

The General Manager of Planning & Development submitted a report concerning an application to discharge a portion of Land Use Contract No. 94 on property located at 13861 - 92 Avenue.

The applicant is proposing:

- a partial Land Use Contract discharge

in order to permit subdivision of the subject lot 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. By-law be introduced to discharge a portion of Land Use Contract No. 94 and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and

(d) demolition of the existing carport.

RES.R01-734

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract No. 94,  
Authorization By-law, 1974, No. 4363 Partial Discharge By-law, 2001,  
No. 14374" pass its first reading.

RES.R01-735

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract No. 94,  
Authorization By-law, 1974, No. 4363 Partial Discharge By-law, 2001,  
No. 14374" pass its second reading.

RES.R01-736

Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Land  
Use Contract No. 94, Authorization By-law, 1974, No. 4363 Partial Discharge  
By-law, 2001, No. 14374" be held at the City Hall on April 23, 2001, at 7:00 p.m.

RES.R01-737

Carried

**19. 7901-0072-00**

**9171/9177 - 134B Street**

**Karmjeet S. Gill/Satish Kumar and Prakash K. Kumar**

**Gursharndeeep S. Gill and Opinder K. Gill**

Development Variance Permit

*To vary the rear setback of buildings from a natural gas transmission right-of-way.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 9171/9177 - 134B Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - reduce the rear setback of buildings from the natural gas transmission right-of-way from 7.5 metres (25 ft.) to 0.6 metre (2 ft.)

in order to permit construction of a single family dwelling on each of the two 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 Steele  
That:

1. Council approve Development Variance Permit No. 7901-0072-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear setback of buildings from a natural gas transmission right-of-way from 7.5 metres (25 ft.) to 0.6 metre (2 ft.).

RES.R01-738

Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

**FINAL ADOPTION**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14208"

7900-0193-00 - Cecil and Anne Dion

RF (BL 12000) to RF-SS (BL 12000) - 18735 - 63A Avenue - to permit one secondary suite in an owner-occupied single family dwelling.

Approved by Council: January 8, 2001

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14208" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R01-739 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14047"

7900-0007-00 - Dennis Bradshaw, c/o Rick Johnson, Rimark Consulting Services

RA (BL 12000) to CD (BL 12000) - 13553 - Highway No. 10 & Portion  
 of 135A Street - to permit the development of a car wash and associated  
 uses.

Approved by Council: May 29, 2000

**Note:** A Development Permit (7900-0007-00) on the site is to be considered for  
 Final Approval under Item I.1(b).

\* Planning & Development advise that (reference memorandum dated  
 March 26, 2001 in By-law back-up) it is now in order for Council to pass a  
 resolution amending the Newton Local Area Plan to redesignate the site  
 from Suburban Residential to Commercial.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the Newton Local Area Plan be  
 amended to redesignate the site from Suburban Residential to Commercial.  
 RES.R01-740 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2000, No. 14047" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R01-741 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14167"

7900-0222-00 - Sukh Minder S. Dhaliwal and Satbir S Gill, c/o Amar Sandhu

RA (BL 12000) to RF (BL 12000) - 7896 - 155 Street - to permit  
 subdivision into approximately 5 single family residential lots.

Approved by Council: November 6, 2000

- \* Planning & Development advise that (reference memorandum dated April 3, 2001 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 Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2000, No. 14167" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-742

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7900-0309-00**  
**Finning International Inc.**  
 19100 - 94 Avenue

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

"That Development Permit No. 7900-0309-00 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."

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That Development Permit  
 No. 7900-0309-00 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.R01-743

Carried

- (b) **Development Permit No. 7900-0007-00**  
**Dennis Michael Bradshaw**  
 13553 Highway No. 10 and Portion of 135A Street

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

"That Development Permit No. 7900-0007-00 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."

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Development Permit  
 No. 7900-0007-00 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.R01-744

Carried

- (c) **Development Permit No. 7900-0318-00**  
**City of Surrey/YMCA of Greater Vancouver**  
 14988 and 15011 - 57 Avenue

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

"That Development Permit No. 7900-0318-00 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."

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Development Permit  
 No. 7900-0318-00 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.R01-745

Carried

**J. ADJOURNMENT**

It was

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

meeting do now adjourn.

RES.R01-746

Carried

The Regular Council- Land Use meeting adjourned 5:11 p.m.

Certified Correct:



Acting City Clerk



Mayor