



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, JUNE 4, 2001  
Time: 4:30 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

**Members of Council Entering as Indicated:**

**Staff Present:**

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

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**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**FLEETWOOD/GUILDFORD**

**1. 7901-0047-00**

**15386 - 104 Ave., 10363 - 154 St.**

**Tim Faye/Freeway Chrysler Dodge Ltd.**

OCP Amendment/Temporary Use Permit

*OCP Amendment to declare the site a Temporary Commercial Use Permit Area.*

*Temporary Commercial Use Permit to allow for the storage and sales of new and used vehicles and a staff parking facility.*

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 properties located at 15386 - 104 Avenue and 10363 - 154 Street.

The applicant is proposing:

- an OCP amendment to declare the properties at 15386 - 104 Avenue and 10363 - 154 Street a Temporary Commercial Use Permit Area; and
- a Temporary Commercial Use Permit

in order to allow the storage and sale of new and used vehicles and a staff parking facility for the adjacent car dealership, for a period of 2 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 Watts  
That:

1. a By-law be introduced to declare the property a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council authorize staff to draft Temporary Commercial Use Permit No. 7901-0047-00.
3. Council instruct staff to resolve the following issue 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 adequate security to ensure the vehicles are removed and the site is returned to its vacant state; and
  - (c) submission of a landscape plan and cost estimate to the satisfaction of the City's Landscape Architect.

RES.R01-1292 Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 22 Amendment By-law 2001, No. 14436"  
pass its first reading.

RES.R01-1293 Carried

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, Text No. 22 Amendment By-law 2001, No. 14436"  
pass its second reading.

RES.R01-1294 Carried

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, Text No. 22 Amendment By-law  
 2001, No. 14436" be held at the City Hall on June 18, 2001, at 7:00 p.m.  
 RES.R01-1295 Carried

2. **7901-0031-00**

**15279 and 15291 Fraser Highway & 8967 Fleetwood Way**

**Buttjes Architecture Inc. /Raybelle Holdings Ltd.**

Development Permit/Development Variance Permit

*Development Permit to allow the renovation and addition to an existing car dealership. Development Variance Permit to vary the sign regulations.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 15279 and 15291 Fraser Highway, and 8967 Fleetwood Way.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit

in order to permit the renovation and addition to the existing car dealership and to vary the signage regulations.

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. Council authorize staff to draft Development Permit No. 7901-0031-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7901-0031-00, varying the following Sign By-law regulations, to proceed to Public Notification:
  - (a) to increase the maximum number of fascia signs on the site from 2 to 8 to allow five fascia signs along the east elevation, two fascia signs along the west elevation and one along the south elevation;
  - (b) to increase the copy area of a free-standing sign from 13.9 square metres (150 sq.ft.) to 18.9 square metres (203 sq.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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) discharge of the joint access agreement registered against the three properties; and
  - (d) submission of a landscape estimate to the satisfaction of the City's Landscape Architect.

RES.R01-1296

Carried

**NEWTON**

3. **7901-0111-00**  
**12101 - 72 Avenue**  
**Barry Weih/Westpen Properties Ltd.**  
Development Permit  
*To allow the construction of a drive-thru restaurant.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12101 - 72 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 287.1 square metre (3,090 sq.ft.) drive-thru restaurant (Tim Hortons).



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 Watts  
That:

1. Council approve the attached Development Permit No. 7901-0111-00 (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.R01-1297

Carried

### SOUTH SURREY

4. **7901-0126-00**  
**3033 - 152 Street**  
**Richard Kolodziej/Grosvenor International Canada Ltd.**  
Development Permit

*To allow the construction of a drive-thru restaurant in a shopping centre.*

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

The applicant is proposing:

- a Development Permit

in order to permit the development of a 537-square metre (5,782 sq. ft.) drive-thru restaurant (Tim Hortons/Wendy's) within a shopping centre.

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. Council approve the attached Development Permit No. 7901-0126-00 (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.R01-1298

Carried

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE**

- 5. **7900-0349-00**  
**18149 Claytonhill Drive**  
**Coastland Engineering & Surveying Ltd./Montex Canada Corp.**  
 Rezoning  
*From RH to RF in order to allow subdivision into approximately 2 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 18149 Claytonhill Drive.

The applicant is proposing:

- a rezoning from RH to RF

in order to permit the subdivision into approximately 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 Watts  
That:

1. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (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 issue 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 in accordance with the North Cloverdale West Neighbourhood Concept Plan (Infill Area).

RES.R01-1299

Carried with Councillors Bose and Eddington against.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14437" pass its first reading.  
RES.R01-1300 Carried with Councillors Bose and  
Eddington 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, 2001, No. 14437" pass its second reading.  
RES.R01-1301 Carried with Councillors Bose and  
Eddington against.

It was then Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14437" be held at the  
City Hall on June 18, 2001, at 7:00 p.m.  
RES.R01-1302 Carried

**6. 7900-0350-00**

**18245/69 Claytonhill Drive**

**Coastland Engineering & Surveying Ltd./Montex Canada Corp.**

Rezoning

*From RH 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 properties located at 18245/69 Claytonhill Drive.

The applicant is proposing:

- a rezoning from RH 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 Watts  
That:

1. a By-law be introduced to rezone the properties from "Half-Acre Residential Zone (RH)" (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 contribution in accordance with the North Cloverdale West Neighbourhood Concept Plan (Infill Area).

RES.R01-1303 Carried with Councillor Eddington against.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14438" pass its first reading.

RES.R01-1304 Carried with Councillors Eddington and Bose against.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14438" pass its second reading.

RES.R01-1305 Carried with Councillors Eddington and Bose against.



It was then

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14438" be held at the City Hall on June 18, 2001, at 7:00 p.m.

RES.R01-1306

Carried

## SOUTH SURREY

### 7. 7900-0347-00

**Portion of 16480 & Portion of 16420 - 40 Avenue**

**Aplin & Martin Consultants & Noran West Developments/**

**Sprangers Farm Ltd. (Inc. No. 201468)**

**Gerardus Sprangers and Violet Marie Sprangers**

Rezoning/Development Permit

*Rezone from A-1 to RH and CD to permit subdivision along the ALR boundary and the development of 11 single family lots on the southern portion; & Development Permit to ensure adequate buffering of the Agricultural Land Reserve*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on properties located at Portion of 16480 and Portion of 16420 - 40 Avenue.

The applicant is proposing:

- a rezoning from A-1 to CD and RH; and
- a Development Permit

in order to permit the development of 5 RH lots and 6 CD lots based on RA-G.

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 rezone portions of the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VIII).
2. a By-law be introduced to rezone portions of the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.

3. Council authorize staff to draft Development Permit No. 7900-0347-00 in accordance with the attached drawings (Appendix II).
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) registration of a Restrictive Covenant regarding the presence of agricultural practices as per the Agricultural Advisory Commission; and
  - (f) adherence to the Ministry of Environment, Lands and Parks guidelines regarding streamside protection.
5. Council pass a resolution to amend the Rosemary Heights Local Area Plan to redesignate the southwest portion of 16420 - 40 Avenue from Suburban One-Acre Residential to Suburban Half Acre Residential when the project is considered for final adoption.

RES.R01-1307

Carried with Councillors Eddington, Hunt, Higginbotham and Villeneuve against.

It was

Moved by Councillor Watts  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14439A" pass its first reading.

RES.R01-1308

Carried with Councillors Eddington, Hunt, Higginbotham and Villeneuve against.

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

- RES.R01-1309 It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14439A" pass its second reading.  
Carried with Councillors Eddington, Hunt,  
Higginbotham and Villeneuve against.
- RES.R01-1310 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, 2001, No. 14439A" be held at the  
City Hall on June 18, 2001, at 7:00 p.m.  
Carried
- RES.R01-1311 It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14439B" pass its first reading.  
Carried with Councillors Eddington, Hunt,  
Higginbotham and Villeneuve against.
- The said By-law was then read for the second time.
- RES.R01-1312 It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14439B" pass its second reading.  
Carried with Councillors Eddington, Hunt,  
Higginbotham and Villeneuve against.
- RES.R01-1313 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, 2001, No. 14439B" be held at the  
City Hall on June 18, 2001, at 7:00 p.m.  
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, 1999, No. 13750, Amendment By-law, 2001, No. 14406"

7901-0083-00 - 546411 B.C. Ltd., c/o Mark Ankenman,  
Ankenman Associates Architects

To amend "Comprehensive Development Zone (CD)" By-law No. 13750 to add "Coffee shop" to the list of permitted uses on property located at 7015 - 128 Street.

Approved by Council: May 7, 2001

It was  
Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1999, No. 13750, Amendment By-law, 2001,  
No. 14406" be finally adopted, signed by the Mayor and Clerk, and sealed with  
the Corporate Seal.

RES.R01-1314

Carried

**Items 2, 3 and 4 were not in order.**

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14066"

7999-0208-00 - Imperial Oil Limited  
c/o James Lodge, Imperial Oil Ltd.

CG-1 (BL12000) & C-8 (BL12000) to CD (BL12000) - 7157, 7169 and 7191  
King George Highway - to permit the development of a combined full-service and  
self-service gas station with an accessory convenience store and car wash.

Approved by Council: June 26, 2000

\* Planning & Development advise that (reference memorandum dated  
May 30, 2001 in by-law back-up) this application is proceeding together with the  
City-initiated rezoning of the two non-operating gas station sites located 7216 and



7272 King George Highway from "Self-Service Gasoline Station Zone (CG-1)" and "Combined Service Gas Station Zone (CG-2)" to "Community Commercial Zone (C-8)".

**Note:** A Development Permit (7999-0208-00) on the site is to be considered for Final Approval under Item I.1(b).

Planning and Development advised that this by-law was not in order for final adoption.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14416"

7901-0130-00 - Imperial Oil Limited, c/o City of Surrey

CG-1 (BL12000) to C-8 (BL12000) - 7216 King George Highway - to provide for future commercial development.

Approved by Council: May 7, 2001

This By-law is proceeding in conjunction with By-law 14417.

- \* Planning & Development advise that (reference memorandum dated May 30, 2001 in by-law back-up) the property owner, Imperial Oil Ltd., has provided an executed restrictive covenant agreeing not to build any buildings or structures on the subject property except in compliance with a development permit issued by the City and providing that Engineering servicing requirements, additional rights-of-way for future road widening, applicable Provincial requirements regarding contaminated soils, and other works and services requirements are resolved at the development permit stage.

Planning and Development advised that this by-law was not in order for final adoption.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14417"

7901-0131-00 - 172965 Canada Limited, c/o City of Surrey

CG-2 (BL 12000) to C-8 (BL 12000) - Portion of 7272 King George Highway - to provide for future commercial development.

Approved by Council: May 7, 2001

This By-law is proceeding in conjunction with By-law 14416.

- \* Planning & Development advise that (reference memorandum dated May 30, 2001 in by-law back-up) the property owner, 172965 Canada Ltd., has provided an executed restrictive covenant agreeing not to build any buildings or

structures on the subject property except in compliance with a development permit issued by the City and providing that Engineering servicing requirements, additional rights-of-way for future road widening, applicable Provincial requirements regarding contaminated soils, and other works and services requirements are resolved at the development permit stage.

Planning and Development advised that this by-law was not in order for final adoption.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14109"

7900-0120-00 - KBK No. 196 Ventures Ltd., c/o Tracey Connors A&W

C-8 (BL 12000) to CD (BL 12000) - 13665 - 102 Avenue (also shown as 10312 King George Highway) - to permit the development of a drive-through restaurant on the south east corner of the site.

Approved by Council: September 5, 2000

**Note:** A Development Permit (7900-0120-00) on the site is to be considered for Final Approval under Item I.1(c).

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 14109" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-1315

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7900-0363-00**

**Nachattar Singh Kooner**

**Bhupinder Kaur Kooner**

14375 - 72 Avenue

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

"That Development Permit No. 7900-0363-00 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 Tymoschuk  
That Development Permit  
No. 7900-0363-00 be approved; that the Mayor and Clerk be authorized to  
sign the Development ~~Variance~~ 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.R01-1316

Carried

**Item (b) was not in order.**

- (b) **Development Permit No. 7999-0208-00**  
**James Lodge, Imperial Oil Limited**  
7191, 7169 & 7157 King George Highway

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

"That Development Permit No. 7999-0208-00 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."

Planning and Development advised that this Development Permit was not  
in order for final approval.

- (c) **Development Permit No. 7900-0120-00**  
**KBK No. 196 Ventures Ltd. (Inc. No. 551859)**  
13665 - 102 Avenue

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

"That Development Permit No. 7900-0120-00 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 Tymoschuk  
 That Development Permit  
 No. 7900-0120-00 be approved; that the Mayor and Clerk be authorized to  
 sign the Development ~~Variance~~ 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.R01-1317

Carried

**J. ADJOURNMENT**


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

RES.R01-1318

Carried

The Regular Council- Land Use meeting adjourned at 4:40 p.m.

Certified Correct:

  
 \_\_\_\_\_  
 Acting City Clerk

  
 \_\_\_\_\_  
 Mayor