



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, JULY 23, 2001  
Time: 4:48 p.m.

#### Present:

Mayor McCallum  
Councillor Villeneuve  
Councillor Tymoschuk  
Councillor Watts  
Councillor Hunt  
Councillor Higginbotham

#### Absent:

Councillor Eddington  
Councillor Steele  
Councillor Bose

#### 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

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### SOUTH SURREY

- 1. 7901-0167-00**  
**3033 - 152 Street**  
**Brian Dagnault/585656 B.C. Ltd. c/o Grosvenor Canada Ltd.**  
Development Variance Permit  
*To relax the maximum building height to permit the construction of an 18.28 m (60 ft.) high flagpole at a shopping centre.*

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

The applicant is proposing:

- a Development Variance Permit to:
  - relax the height of accessory buildings and structures from 4.5 metres (15 feet) to 18.288 metres (60 feet)

in order to permit the construction of a flagpole.

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:

1. Council approve Development Variance Permit No. 7901-0167-00, varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height for accessory buildings and structures of the CD Zone (By-law No. 13712) allowed from 4.5 metres (15 ft.) to 18.28 metres (60 ft.) applicable to the flagpole structure only.
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; and
  - (b) registration of a Section 219 Restrictive Covenant to prevent the property owner from using the flagpole for advertising purposes.

RES.R01-1787

Carried

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE

2. **7996-0353-00**  
**16520 - 64 Avenue**  
**Coastland Engineering & Surveying Ltd./**  
**A.V.W. Holdings Inc., C & Lo Enterprise Ltd., Crystal Palace Aquarium Inc., Yoley Consulting Services Inc., Concorde Creation Inc., Kal Chuen Kam, 461566 B.C. Ltd., JJT Enterprises Inc., Mathew Leung and Welline Enterprises Inc.**  
Rezoning  
*From A-1 to RF to allow subdivision into approximately 34 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16520 - 64 Avenue.

The applicant is proposing:

- a rezoning from A-1 to RF

in order to permit the subdivision into approximately 34 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 "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 instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R01-1788 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No.14488" pass its first reading.

RES.R01-1789 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.14488" pass its second reading.

RES.R01-1790 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.14488" be held at the  
City Hall on September 17, 2001, at 7:00 p.m.

RES.R01-1791 Carried

3. **7901-0102-00**  
**18930 - 60 Avenue**  
**Anthony Vant Geloof/503941 B.C. Ltd.**

Rezoning

*From RMS-1 to RF to allow development of approximately 4 single-family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 18930 - 60 Avenue.

The applicant is proposing:

- a rezoning from RMS-1 to RF

in order to permit the development of approximately 4 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 Higginbotham

Seconded by Councillor Hunt

That:

1. a By-law be introduced to rezone the property from "Special Care Housing 1 Zone (RMS-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 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;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (e) demolition of the existing buildings.

RES.R01-1792

Carried

RES.R01-1793 It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14489" pass its first reading.  
Carried

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

RES.R01-1794 It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14489" pass its second reading.  
Carried

RES.R01-1795 It was then Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14489" be held at the  
City Hall on September 17, 2001, at 7:00 p.m.  
Carried

### FLEETWOOD

4. **7901-0050-00**  
**16475 - 78 Avenue**  
**Coastland Engineering & Surveying Ltd./Agnes Maclaren Cerny**  
Rezoning  
*From RA to RF to allow subdivision into 2 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16475 - 78 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit subdivision into 2 single family lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

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

RES.R01-1796

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14490" pass its first reading.

RES.R01-1797

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. 14490" pass its second reading.

RES.R01-1798

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. 14490" be held at the  
 City Hall on September 17, 2001, at 7:00 p.m.

RES.R01-1799

Carried

5. **7901-0146-00**  
**15962 - 82 Avenue**  
**Polygon Development 114 Ltd./2681323 Enterprises Ltd.**  
 Rezoning/Development Permit/Development Variance Permit  
*Rezone from RA to RM-15, Development Variance Permit to relax setbacks and  
 Development Permit to allow the development of approximately 70 townhouse  
 units.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, a Development Permit, and a Development Variance Permit on property located at 15962 - 82 Avenue.

The applicant is proposing:

- a rezoning from RA to RM-15;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations under the RM-15 Zone
  - the minimum front yard (east) setback is reduced from 7.5 metres (25 ft.) to 7.2 metres (24 ft.);
  - the minimum side yard setback on a flanking street (north) is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
  - the minimum rear yard (west) setback is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.); and
  - the minimum side yard (south) setback is reduced from 7.5 metres (25 ft.) to 4.3 metres (14 ft.)

in order to permit the development of approximately 70 townhouse units.

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 Higginbotham  
Seconded by Councillor Villeneuve  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7901-0146-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7901-0146-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (east) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 7.2 metres (24 ft.);
  - (b) to reduce the minimum side yard setback on a flanking street (north) of the RM-15 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
  - (c) to reduce the minimum side yard (west) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.); and

- (d) to reduce the minimum side yard (south) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 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) 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; and
  - (d) registration of a Section 219 Restrictive Covenant to prohibit the conversion of the tandem parking spaces into livable space.

RES.R01-1800

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14491" pass its first reading.

RES.R01-1801

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14491" pass its second reading.

RES.R01-1802

Carried

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14491" be held at the  
 City Hall on September 17, 2001, at 7:00 p.m.

RES.R01-1803

Carried



SOUTH SURREY**6. 7901-0145-00****12782 - 14B Avenue****Chris Barbati/Yvonne F. Burrows**

Development Variance Permit

*To relax the road standards, ornamental street lighting and wiring to allow for a two-lot subdivision.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12782 - 14B Avenue.

The applicant is proposing:

- a Development Variance Permit to:
  - waive the road improvements and vary the servicing requirements along 14B Avenue

in order to permit a 2-lot RF 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 Tymoschuk

Seconded by Councillor Watts

That:

1. Council approve Development Variance Permit No. 7901-0145-00, varying the following, to proceed to Public Notification:
  - (a) to relax the minimum pavement width requirement for 14B Avenue from 8.5 metres (27.88 feet) to 6.8 metres (22.30 feet) without curb, gutter and sidewalk;
  - (b) to vary the requirement of ornamental street lighting on 14B Avenue to allow existing davit arm street lights mounted on alternate B.C. Hydro power poles; and
  - (c) to vary the requirements of underground wiring for electrical and telecommunications to each lot.

RES.R01-1804

Carried

7. **7901-0159-00**  
**18472 - 2 Avenue**  
**Terry Lemieux, Sutton Group - West Coast Realty/Jan, Rainer and**  
**Derk Wynand**  
 Development Variance Permit  
*To relax the side yard setback of the A-1 Zone to allow for a 2-lot subdivision.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 18472 - 2 Avenue.

The applicant is proposing:

- a Development Variance Permit to:
  - relax the side yard setback of the A-1 Zone for an accessory building from 15.0 m (30 ft.) to 5.0 metres (16 ft.).

in order to permit a two-lot A-1 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 Villeneuve  
 Seconded by Councillor Tymoschuk  
 That:

1. Council approve Development Variance Permit No. 7901-0195-00, varying the following, to proceed to Public Notification (Appendix III):
  - (a) to reduce the required side yard setback of the A-1 Zone for accessory buildings from 15.0 metres (50 ft.) to 5.0 metres (16.40 ft.).

RES.R01-1805

Carried

### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### FLEETWOOD/GUILDFORD

8. **7901-0154-00**  
**10095 - 179 Street**  
**Richard Pazdziarski, Rezco Enterprises Inc./Rezco Enterprises Inc.**  
**OCP Amendment/Rezoning/Development Permit/**  
**Development Variance Permit**  
*Amend OCP for a portion of the property from Suburban to Industrial. Rezone the property from IL & RA to IL. DP to allow construction of a new industrial. DVP to relax the side yard setback for an existing office and number of on-site parking spaces.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and Development Permit and Development Variance Permit applications on property located at 10095 - 179 Street.

The applicant is proposing:

- an OCP amendment for a portion of the property from Suburban to Industrial;
- a rezoning of the property from IL and RA to IL;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
  - to reduce the minimum south side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0.0 m to 3.05 metres (10 ft.) for an existing modular building; and
  - to reduce the number of required on-site parking spaces from 39 to 13

in order to permit the development of a new industrial 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 a portion of the property from Suburban to Industrial and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Light Impact Industrial Zone (IL)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7901-0154-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7901-0154-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard setback of the Light Impact Industrial Zone from 7.5 metres (25 ft.) or 0.0 m to 3.05 metres (10 ft.); and

- (b) to reduce the number of required on-site parking spaces from 39 to 13.

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) adherence to the creek preservation guidelines to the satisfaction of the Ministry of Water, Land and Air Protection;
- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) submission of an adequate bonding to ensure demolition of an existing industrial building (Building A) on the site;
- (e) issuance of Development Variance Permit No. 7901-0154-00; and
- (f) issuance of building permit for the existing modular building for office use.

RES.R01-1806

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Hunt

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 51 Amendment By-law 2001, No. 14492" pass its first reading.

RES.R01-1807

Carried

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Hunt

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 51 Amendment By-law 2001, No. 14492" pass its second reading.

RES.R01-1808

Carried

It was then

Moved by Councillor Villeneuve

Seconded by Councillor Hunt

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 51 Amendment By-law 2001, No. 14492" be held at the City Hall on September 17, 2001, at 7:00 p.m.

RES.R01-1809

Carried



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

### Delegation

Matti Saur, Architect for the project, distributed drawings of the proposed development to Council. Mr. Saur stated that the proposal is for a 2-storey private school, with a basement, and parking for 46 cars. He advised that the land is currently zoned RA, and is a 2.5 acre wooded lot. The school will be for elementary students, kindergarten to grade 2 for a total of 350 children. He continued that the floor area is just under 38,000 sq. feet, which does not include the basement of 18,000 sq. feet. The basement is designated for a play room/lunch room for inclement weather, and an outside play area will be provided which will be completely fenced.

A. Singh of the Satnam Education Society stated that there are extra classrooms, which are designated for specific uses such as religious education and instruction in the Punjabi language. He advised that hours of operation will be from approximately 8:15 a.m. to 3:40 p.m. and mostly Surrey children. Mr. Singh noted that the Anglican Church in the area has been very cooperative and has made their parking lot available for use by the Satnam Education Society. He advised that growth at the current school necessitates the additional school, and placing Kindergarten to grade 2 at the new school will free up space in the current school. Mr. Singh stated that maximum enrolment at the school will be 350 students, but when 59<sup>th</sup> Avenue is built, there will be additional opportunities for the school.

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Higginbotham  
That:

1. Council approve the proposed school development to proceed to Public Hearing stage.
2. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption should the project receive third reading after Public Hearing:
  - (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 the Ministry of Transportation and Highways;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;

- (d) provision of a 10.0 metre Statutory Right-of-Way at the south edge of the property to protect a future road alignment;
  - (e) submission of a traffic management plan to the satisfaction of the General Manager, Engineering; and
  - (f) address the issue of the shortfall in the number of replacement trees as required by Tree Preservation By-law, 1996, No. 12880.
4. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from Suburban Cluster Residential to Institutional when the project is considered for final adoption.

RES.R01-1813 Carried with Councillor Tymoschuk against.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14494" pass its first reading.

RES.R01-1814 Carried with Councillor Tymoschuk against.

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14494" pass its second reading.

RES.R01-1815 Carried with Councillor Tymoschuk against.

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14494" be held at the  
 City Hall on September 11, 2001, at 7:00 p.m.

RES.R01-1816 Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BY-LAWS**

## FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14353"

7901-0028-00 - Mo Ching and Ho-Hong Lai, Hotak Lai, c/o Bob Cheema

A-1 (BL 12000) & RH (BL 12000) to RC (Type 1) (BL 12000) - 8206 and 8234 - 140 Street - to permit subdivision into approximately 16 single family lots plus open space

Approved by Council: March 12, 2001

- \* Planning & Development advise that (reference memorandum dated July 9, 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.
- \* In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the Newton Local Area Plan to redesignate the site from Suburban Half Acre Residential to Suburban Cluster Residential.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the Newton Local Area Plan be amended to redesignate the site from Suburban Half Acre Residential to Suburban Cluster Residential.

RES.R01-1817

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14353" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-1818

Carried



2. "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 July 16, 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.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14416" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-1819

Carried

3. "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 July 16, 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 the 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.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14417" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R01-1820 Carried

4. "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

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

- \* Planning & Development advise that (reference memorandum dated July 16, 2001  
in by-law back-up) the application is proceeding together with the City-initiated  
rezoning of the two non-operating gas station sites located at 7216 and 7272 King  
George Highway from "Self-Service Gasoline Station Zone (CG-1)" to  
"Combined Service Gas Station Zone (CG-2)", respectively to "Community  
Commercial Zone (C-8)".

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14066" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R01-1821 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14225"

7900-0237-00 - 606185 BC Ltd., c/o Wojciech Grzybowicz, MAIBC

IL (BL 12000) & RA (BL 12000) to CD (BL 12000) - 12645 and  
12671 - 80 Avenue - to permit the development of a light impact industrial  
project with additional office uses.

Approved by Council: February 19, 2001

**Note:** A Development Permit (7900-0237-00) on the site is to be considered for Final Approval under Item I.1(b).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14225" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-1822 Carried

- 6. "Surrey Land Use Contract No. 525, Authorization By-law, 1978, No. 5679, Partial Discharge By-law, 2001, No. 14211"

7900-0268-00 - Daljit S. Gill, c/o Jasmal S. Sran

To discharge LUC 525 from the property at 9123 - 126 Street to permit subdivision into two single family lots based on the underlying "Single Family Residential Zone (RF)".

Approved by Council: January 8, 2001

- \* Planning & Development advise that (reference memorandum dated July 17, 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 Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract No. 525,  
Authorization By-law, 1978, No. 5679, Partial Discharge By-law, 2001,  
No. 14211" be finally adopted, signed by the Mayor and Clerk, and sealed with  
the Corporate Seal.

RES.R01-1823 Carried

- 7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14172"

7900-0173-00 - John and Elizabeth McKay  
c/o Progressive Lands Ltd.

A-1 (BL 12000) to RH-G (BL 12000) - 16985 and 17039 Greenway Drive  
- to permit subdivision into approximately 20 half-acre residential gross  
density lots.

Approved by Council: November 6, 2000

- \* Planning & Development advise that (reference memorandum dated July 17, 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 Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14172" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-1824

Carried

- 8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14198"  
7900-0205-00 - 437236 B.C. Ltd., and 430329 B.C. Ltd., c/o Alison Davies -  
Progressive Construction Ltd.

RA (BL 12000) to RF (BL 12000) - Portion of 16709 - 60 Avenue -  
rezone the north-west portion of the property to permit the consolidation  
with the adjacent existing RF lot and subdivision into approximately  
5 single family lots.

Approved by Council: December 4, 2000

- \* Planning & Development advise that (reference memorandum dated July 17, 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 Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14198" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-1825

Carried

**I. CLERK'S REPORT****1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7999-0208-00**  
**James Lodge, Imperial Old Ltd.**  
 7191, 7169 and 7157 King George Highway

Memo received from the Manager, Area Planning & Development, 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."

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

No. 7999-0208-00 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.R01-1826

Carried

- (b) **Development Permit No. 7900-0237-00**  
**Wojciech Grzybowicz, MAIBC/606185 BC Ltd. (Inc. No. 606185) and Huncan Holdings Ltd.**  
 12645/12671 - 80 Avenue

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

"That Development Permit No. 7900-0237-00 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 Higginbotham  
 That Development Permit  
 No. 7900-0237-00 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.R01-1827

Carried

(c) **Development Permit No. 7901-0036-00**  
**394617 BC Ltd./Rimark Consulting**  
 5225 - 192 Street

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

"That Development Permit No. 7901-0036-00 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. 7901-0036-00 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.R01-1828

Carried

**J. ADJOURNMENT**

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

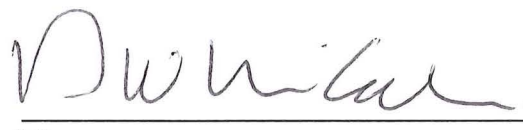
RES.R01-1829

Carried

The Regular Council- Land Use meeting adjourned at 5:26 p.m.

Certified Correct:

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

  
 \_\_\_\_\_  
 Mayor