



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
TUESDAY, SEPTEMBER 4, 2001  
Time: 3:40 p.m.

---

**Present:**

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

**Absent:**

Councillor Eddington

**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

---

**CALL TO ORDER**

Mayor McCallum called the Regular Council - Land Use to order at 3:40 p.m. and asked for a motion to adjourn Regular Council - Land Use until after Closed Council.

It was

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

adjourn and reconvene following Closed Council.

RES.R01-2027

Carried

The Regular Council - Land Use adjourned at 3:40 p.m. and reconvened at 3:49 p.m. with all members of Council present except Councillor Eddington.

**A. ADOPTION OF MINUTES****B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE**

- 1. 7901-0190-00**  
**17700 Highway No. 10**  
**Laura Fisher/J.G. Webb Properties Ltd., Lark Enterprises Ltd. and**  
**Nimbus Properties Inc.**  
Land Use Contract Amendment  
*Amend LUC No 144 to include recreational facility as a permitted use.*

The General Manager of Planning & Development submitted a report concerning an application to amend Land Use Contract No. 144 on property located at 17700 Highway No. 10.

The applicant is proposing:

- a Land Use Contract amendment

in order to allow the inclusion of recreational facility as a permitted use.

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

RES.R01-2028	It was	Moved by Councillor Hunt Seconded by Councillor Watts That a By-law be introduced to amend Land Use Contract No. 144 and a date for Public Hearing be set (Appendix II). <u>Carried</u>
--------------	--------	---

RES.R01-2029	It was	Moved by Councillor Hunt Seconded by Councillor Watts That "Surrey Land Use Contract No. 144, Authorization By-law, 1976, No. 4989, Amendment By-law, 2001, No. 14498" pass its first reading. <u>Carried</u>
--------------	--------	--

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

RES.R01-2030	It was	Moved by Councillor Hunt Seconded by Councillor Watts That "Surrey Land Use Contract No. 144, Authorization By-law, 1976, No. 4989, Amendment By-law, 2001, No. 14498" pass its second reading. <u>Carried</u>
--------------	--------	---

RES.R01-2031	It was then	Moved by Councillor Hunt Seconded by Councillor Watts That the Public Hearing on "Surrey Land Use Contract No. 144, Authorization By-law, 1976, No. 4989, Amendment By-law, 2001, No. 14498" be held at the City Hall on September 17, 2001, at 7:00 p.m. <u>Carried</u>
--------------	-------------	--

### FLEETWOOD/GUILDFORD

2. **7901-0060-00**  
**7635 - 168 Street**  
**Fred Ostemeier/Greg and George Stevens**  
 Development Permit  
*To allow the construction of a short game practice facility and clubhouse.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 7635 - 168 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of a short-range golf practice facility and clubhouse.

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 Higginbotham  
That:

1. Council authorize staff to draft Development Permit No. 7901-0060-00 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) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) satisfactorily addressing the recommendations of the Agricultural Advisory Committee.

RES.R01-2032

Carried

### NEWTON

3. **6792-0197-00/6992-0197-01**  
**7937 and 7943 - 132 Street**  
**P.J. Lovick Architect/Jasvinder Singh Dhaliwal & Dalbir Dhaliwal**  
Development Permit/Development Variance Permit  
*Proposed Development Permit to construct an industrial building. Development Variance Permit to relax the rear, north and south side yard setbacks.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 7937 and 7943 - 132 Street.

The applicant is proposing:

- a Development Permit
- a Development Variance Permit to relax Part 48, Section F Yards and Setbacks of the Surrey Zoning By-law 1993, No. 12000, as amended, as follows:
  - the rear yard setback from 7.5 m (25 ft.) to 0.0 m;
  - the north yard setback from 7.5 m (25 ft.) to 5.8 m (19 ft.); and
  - the south yard setback from 0.0 m to 0.3 m (1 ft.)

in order to permit the development of an 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 Villeneuve  
Seconded by Councillor Hunt  
That:

1. Council authorize staff to draft Development Permit No. 6792-0197-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 6992-0197-01 (Appendix V), varying Part 48, Section F Yards and Setbacks of the Surrey Zoning By-law, 1993, No. 12000 as amended, as follows, to proceed to Public Notification:
  - (a) to reduce the required rear (west) yard setback from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.);
  - (b) to reduce the required north side yard setback from 7.5 metres (25 ft.) to 5.8 metres (19 ft.); and
  - (c) to relax the allowable reduction for the south side yard setback from 0.0 m to 0.3 m (1 ft.).

RES.R01-2033

Carried

4. **7901-0204-00**  
**101-7500 - 120 Street**  
**Matt Friess**  
Development Variance Permit  
*To vary 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 #101, 7500 - 120 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - Number of fascia signs is varied from two to three on the subject strata unit only

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 approve Development Variance Permit No. 7901-0204-00, varying the following, to proceed to Public Notification:
  - (a) the Sign By-law regulation relating to maximum number of fascia signs allowed for the subject premise (Strata Lot 1 Plan LMS4431) to be increased to three.

RES.R01-2034

Carried

#### SURREY CITY CENTRE/WHALLEY

5. **7901-0129-00**  
**13785 - 104 Avenue**  
**Chris Bozyk Architects Ltd./Petro-Canada Explorations Ltd.**  
Land Use Contract Discharge/Rezoning/Development Permit/  
Development Variance Permit  
*Discharge LUC 562 and rezone from CG-1 to C-8 to permit the construction of a music store. DVP to relax the front and side yard setbacks, and to reduce parking and increase maximum canopy width.*

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 562, a rezoning application,

and applications for a Development Permit and a Development Variance Permit on property located at 13785 - 104 Avenue.

The applicant is proposing:

- a Land Use Contract discharge;
- a rezoning from CG-1 to C-8;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
  - to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
  - to reduce the minimum western side yard setback from 7.5 metres (25 ft.) to 0 metre;
  - to reduce the minimum side yard setback along a flanking street from 7.5 metres (25 ft.) to 2.0 metres (7 ft.);
  - to reduce the minimum parking requirements from 23 parking stalls to 22 parking stalls; and
  - to increase the maximum encroachment of the canopy on the south side of the building from 0.6 metres (2 ft.) to 2.4 metres (8 ft.).

in order to permit the development of a two-storey music store.

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 discharge Land Use Contract No. 562 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Self-Service Gasoline Station Zone (CG-1)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7901-0129-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7901-0129-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the C-8 Zone from 7.5 metres (25 Ft.) to 3.0 metres (10 ft.);

- (b) to reduce the minimum western side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metre;
- (c) to reduce the minimum side yard setback along a flanking street of the C-8 Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.);
- (d) to reduce the minimum parking requirements from 23 parking stalls to 22 parking stalls; and
- (e) to increase the maximum encroachment of the canopy on the south side of the building into the required front yard setback from 0.6 metres (2 ft.) to 2.4 metres (8 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 a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (c) the registration of a 4.8-metre (16-ft.) wide right-of-way along the southern property line for the future widening of 104 Avenue;
- (d) the registration of a 2.0-metre (6-ft.) wide right-of-way for public passage along the southern side of the lot; and
- (e) the registration of an access easement on the drive aisle through the parking lot in order to provide access to the adjoining lot to the west.

RES.R01-2035

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract No. 562,  
Authorization By-law, 1978, No. 5763 Discharge By-law, 2001, No. 14499" pass  
its first reading.

RES.R01-2036

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. 562,  
Authorization By-law, 1978, No. 5763 Discharge By-law, 2001, No. 14499" pass  
its second reading.

RES.R01-2037 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Land  
Use Contract No. 562, Authorization By-law, 1978, No. 5763 Discharge By-law,  
2001, No. 14499" be held at the City Hall on September 17, 2001, at 7:00 p.m.

RES.R01-2038 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14500" pass its first reading.

RES.R01-2039 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14500" pass its second reading.

RES.R01-2040 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14500" be held at the  
City Hall on September 17, 2001, at 7:00 p.m.

RES.R01-2041 Carried

- 6. 7901-0179-00**  
**10077 Grace Road**  
**Ray Fung, R. Fung & Associates/Trans Western Express Inc.**  
Development Permit  
*To allow the construction of a new trucking warehouse and office.*

The General Manager of Planning & Development submitted a report concerning  
an application for a Development Permit on property located at 10077 Grace  
Road.



The applicant is proposing:

- a Development Permit

in order to permit the development of a new trucking warehouse and office of approximately 5,383 sq. m. (57,945 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 Villeneuve

Seconded by Councillor Steele

That:

1. Council authorize staff to draft Development Permit No. 7901-0179-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to final 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 the Ministry of Water, Land and Air Protection and the Department of Fisheries and Oceans for the setback variance from top-of-bank and habitat compensation for Delta Creek;
  - (c) approval from the Greater Vancouver Sewerage & Drainage District for vehicle access and parking provision over their right-of-way along the Grace Road frontage, and the proposed arrangement of the access road for operation and maintenance of the trunk sewer line;
  - (d) resolution of the outstanding Advisory Design Panel recommendations including site grading and landscape buffer along South Fraser Way, roof top treatment, lighting and signage details to the satisfaction of the Planning & Development Department; and
  - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R01-2042

Carried with Councillor Bose Against

**7. 7901-0181-00****9631 - 137 Street****Herald Tessier, Westcord Projects/Leroy Cowley and Robert Caulfield**

Rezoning/Development Permit/Development Variance Permit

*Rezone from RF to C-5 and Development Permit to permit the conversion of the existing single family residence into office space. Development Variance Permit to relax setbacks and some perimeter landscaping.*

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 9631 - 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:
- to reduce the minimum front yard setback from 7.5 metres (25 feet) to 6.0 metres (20 feet);
- to reduce the minimum northern side yard setback from 7.5 metres (25 feet) to 1.2 metres (6 feet);
- to reduce the minimum southern side yard setback from 7.5 metres (25 feet) to 2.4 metres (8 feet); and
- to eliminate the minimum 1.5 metre (5 foot) wide landscape strip along the eastern property line (136A Street)

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. 7901-0181-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7901-0181-00, 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 6.0 metres (20 ft.);

- (b) to reduce the minimum northern side yard setback of the C-5 Zone from 25 metres (7.5 ft.) to 1.2 metres (4 ft.);
- (c) to reduce the minimum southern side yard setback of the C-5 Zone from 25 metres (7.5 ft.) to 2.4 metres (8 ft.); and
- (d) to eliminate the minimum 1.5 metre (5 ft.) wide landscaping strip requirement of the C-5 Zone along the western property line (136A Street).

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; and
- (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R01-2043 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14501" pass its first reading.

RES.R01-2044 Carried

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. 14501" pass its second reading.

RES.R01-2045 Carried

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. 14501" be held at the  
City Hall on September 17, 2001, at 7:00 p.m.

RES.R01-2046 Carried

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE**

Councillor Bose left the meeting at 3:51 p.m. due to a potential conflict of interest as his family owns property in the area.

8. **7900-0301-00**  
**16524 - 63 Avenue**  
**Coastland Engineering & Surveying Ltd./Kerry & Avril Ballantine**  
Rezoning  
*From A-1 to RF to allow subdivision into approximately 11 single family lots and one park site.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16524 - 63 Avenue.

The applicant is proposing:

- a rezoning from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)"

in order to permit the subdivision of approximately 11 single family lots and one park 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. 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;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;

- (d) registration of a Section 219 Restrictive Covenant for "no build" on the eastern portions of the proposed Lots 5 and 6 until future subdivision jointly with the adjacent property at 16562 - 63 Avenue;
- (e) registration of a Section 219 Restrictive Covenant for "no build" on the western portion of the proposed Lot 11 until future consolidation with the adjacent property at 16430 - 64 Avenue; and
- (f) completion of parkland acquisition by the City.

RES.R01-2047 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14502" pass its first reading.

RES.R01-2048 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14502" pass its second reading.

RES.R01-2049 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14502" be held at the  
City Hall on September 17, 2001, at 7:00 p.m.

RES.R01-2050 Carried

Councillor Bose returned to the meeting at 3:53 p.m.

NEWTON

Councillor Hunt advised that he knows two of the applicants through his work with the church and stated that he did not have a conflict of interest on this application.

**9. 7901-0076-00****7257, 7287 and 7307 - 148 Street****Don Reynolds, Macdonald Realtors Olympic/Brian & Glen Franke, Martha and Sybil Lowndes, Mike and Annie Poschner**

Rezoning

*From RA to RF to permit a single family residential subdivision of approximately 17 lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 7257, 7287 and 7307 - 148 Street.

The applicant is proposing:

- a rezoning from RA to RF;

in order to permit the development of approximately 17 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 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 7257 - 148 Street until future consolidation with the adjacent property (14759 - 72 Avenue).

RES.R01-2051

Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14503" pass its first reading.  
 RES.R01-2052 Carried

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14503" pass its second reading.  
 RES.R01-2053 Carried

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14503" be held at the  
 City Hall on September 17, 2001, at 7:00 p.m.  
 RES.R01-2054 Carried

- 10. 7901-0086-00**  
**6935 - 122 Street**  
**Gomberroff Bell Lyon Architects Group Ltd./Provincial Rental Housing Corporation**  
 Development Variance Permit  
*To vary the required parking from 89 to 82 spaces.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 6935 - 122 Street.

The applicant is proposing:

- A Development Variance Permit to relax the following by-law regulations
- To vary the required parking from 89 to 82 spaces.

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 Higginbotham  
 That:

1. Council approve Development Variance Permit No. 7901-0086-00, varying the following, to proceed to Public Notification:

- (a) to reduce the number of required on-site parking spaces from 89 to 82.
- 2. Council give Introduction, First, Second and Third Readings to the Housing Agreement By-law.
- 3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) final adoption of the Housing Agreement By-law.

RES.R01-2055

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Hunter Hill Housing Cooperative

Authorization By-law, 2001, No. 14504 pass its first reading.

RES.R01-2056

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Hunter Hill Housing Cooperative

Authorization By-law, 2001, No. 14504 pass its second reading.

RES.R01-2057

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Hunter Hill Housing Cooperative

Authorization By-law, 2001, No. 14504 pass its third reading.

RES.R01-2058

Carried

11. **7901-0110-00**  
**6659 and 6655 King George Hwy.**  
**Phoenix Drug and Alcohol Recovery and Education Society**  
**(Michael S. Wilson)/**  
**Ajit S. Hare and Harbhajan K. Hare**  
 Rezoning  
*From RF to RMS-1A to allow for the existing drug and alcohol rehabilitation facility to have conforming zoning for up to 10 clients.*



The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6659 and 6655 King George Highway.

The applicant is proposing:

- a rezoning from RF to RMS-1A;

in order to permit the existing drug and alcohol rehabilitation facility operated by the Phoenix Drug & Alcohol Recovery & Education Society, to have conforming zoning for up to 10 clients.

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 Villeneuve  
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Special Care Housing 1A Zone (RMS-1A)" (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) registration of a Section 219 Restrictive Covenant to restrict the capacity of the facility to a maximum of 10 clients.

RES.R01-2059

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14505" pass its first reading.

RES.R01-2060

Carried

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

RES.R01-2061	It was No. 12000, Amendment By-law, 2001, No. 14505" pass its second reading.	Moved by Councillor Higginbotham Seconded by Councillor Watts That "Surrey Zoning By-law, 1993, pass its second reading. <u>Carried</u>
--------------	--	---

RES.R01-2062	It was then By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14505" be held at the City Hall on September 17, 2001, at 7:00 p.m.	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. 14505" be held at the City Hall on September 17, 2001, at 7:00 p.m. <u>Carried</u>
--------------	---	--

- 12. 7901-0223-00**  
**12763 - 66A Avenue**  
**Amar Sandhu/**  
**JAB Enterprises Ltd., PKS Investments Ltd., G.S. Sahota and P.S. Pandher**  
 Development Variance Permit  
*To relax the minimum rear yard (north) setback from 10.0 m (33 ft.) to 7.5 m (25 ft.)*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12763 - 66A Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
- minimum rear yard (north) setback from 10.0 m (33 ft.) to 7.5 m (25 ft.)

in order to achieve a better 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 Villeneuve Seconded by Councillor Hunt That:
--------	--

1. Council approve Development Variance Permit No. 7901-0223-00, varying the following, to proceed to Public Notification:

- (a) to reduce the required rear yard (north) setback of the Comprehensive Development Zone (By-law No. 13401) from 10.0 metres (33 ft.) to 7.5 metres (25 ft.).

RES.R01-2063

Carried**SOUTH SURREY**

Councillor Watts advised that she lives at 3022 – 176 Street, which is directly across from application 7901-0015-00, and stated that she is not in conflict with this application.

- 13. 7901-0015-00**  
**3071 - 176 Street**  
**Ven, Anila Ann McNeil/Tracey R. Olsen, Marc K. Sjoberg, Karen C. Sjoberg**  
NCP Amendment/Rezoning  
*Rezoning from RA to CD to allow the existing home and garage/barn to be used as an abbey.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Community Plan, and rezoning application on property located at 3071 - 176 Street.

The applicant is proposing:

- an NCP amendment from One Acre Residential to Institutional
- a rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)"

in order to permit the operation of the Kachöe Zung Juk Ling Abbey, using the existing house as a residence for nuns and monks and the existing garage/barn as accommodation for retreat guests, and associated religious worship and activities.

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

**Delegation**

Ann McNeil 3071 – 176 Street advised that it has been suggested that the barn be renovated and rebuilt in same style as the house to maintain the heritage feeling on the site. Ms. McNeil noted that the Heritage Advisory Commission has been invited to the site to review the building.

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (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) approval from the Ministry of Transportation and Highways;
  - (c) approval from South Fraser Public Health Unit;
  - (d) adherence with the streamside protection guidelines prescribed by MOE;
  - (e) submission of a landscaping plan cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) registration of a Section 219 Restrictive Covenant to provide and maintain landscaping along 176 Street;
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on the lands except for the garage/barn building, until future alternative road access and provision of services are satisfactorily resolved;
  - (h) address the issue of the resulting reduction in the total amenity contribution from the site due to the proposed change of use;
  - (i) satisfactory resolution between the applicant and Heritage Advisory Commission regarding the garage/barn and finalization of the terms of the Heritage Conservation Covenant; and
  - (j) registration of a Section 219 Restrictive Covenant (Heritage Conservation Covenant) to protect the two buildings on the site included in the Surrey Heritage Register.
3. Council pass a resolution to amend the North Grandview Heights NCP to redesignate the land from One Acre Residential to Institutional when the project is considered for final adoption.

RES.R01-2064

Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14506" pass its first reading.  
 RES.R01-2065 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. 14506" pass its second reading.  
 RES.R01-2066 Carried

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14506" be held at the  
 City Hall on September 17, 2001, at 7:00 p.m.  
 RES.R01-2067 Carried

**14. 7901-0027-00**

**15450 Rosemary Heights Crescent**

**Chris Barbati/Polygon Carrington Homes Ltd./**

**Polygon Carrington Homes Ltd., Inc. No. 528758**

Development Permit/Development Variance Permit

*Development Permit to allow for a 20-unit townhouse project and variance for front setbacks, overhangs and balcony projections.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 15450 Rosemary Heights Crescent.

The applicant is proposing:

- a minor NCP amendment to delete a redundant walkway link
- a Development Permit
- a Development Variance Permit to relax the following by-law regulations:
  - Part 21, Multiple Residential 15 Zone (RM-15), Section F Yards and Setback from 7.5 metres (25 feet) to 6.3 metres (21 feet) for the east and west lot lines;
  - Part 1, Definitions, Setback, to permit encroachment into setbacks for:

- overhangs to be increased from 0.6 metres (2 feet) to 0.91 metres (3 feet) for all units;
- the overhang over the sundeck to be increased from 0.6 metres (2 feet) to 3.0 metres (10 feet) into the south yard for Unit 12; and
- balconies or sundecks to be increased from 0.6 metres (2 feet) to 3.7 metres (12 feet) into the north yard (Units 12, 18, 19 and 20) and south yard (Unit 11).

in order to permit the development of a 20-unit townhouse project.

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. 7901-0027-00 in accordance with the attached drawings (Appendix V).
2. Council approve Development Variance Permit No. 7901-0027-00, varying the following, to proceed to Public Notification:
  - (a) reduce the required setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.3 metres (21 ft.) for the west and east yard;
  - (b) to vary the allowable encroachment into a yard setback from a maximum of 0.6 m (2 feet) to 0.91 metres (3.0 ft.) for overhangs for all units;
  - (c) to vary the allowable encroachment of the overhang over the sundeck for Unit 12 from a maximum of 0.6 m (2 feet) to 3.0 metres (10 feet); and
  - (d) to vary the allowable encroachment into a yard from of 0.6 metres (2 feet) to a maximum of 3.7 m (12 feet) for sundecks or balconies in the north yard ( Units 12, 18, 19 and 20) and in the south yard (Unit 11)setback.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

4. Council pass a resolution to amend the Central Rosemary Heights NCP to redesignate the portion of the land designated Park/Open Space (walkway link) to Townhouse.

RES.R01-2068

Carried

15. **7901-0156-00**  
**15133 - 29A Avenue**  
**Donald Andrew/602784 B.C. Ltd.**  
 Development Permit  
*To allow the construction of a 17-unit townhouse complex.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15133 - 29A Avenue.

The applicant is proposing:

- A Development Permit

in order to permit the development of a 17-unit townhouse complex.

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 Council approve the attached

Development Permit No. 7901-0156-00 (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.R01-2069

Carried

### SURREY CITY CENTRE/WHALLEY

16. **7901-0109-00**  
**13686 - 94A Avenue**  
**Phoenix Drug & Alcohol Recovery and Education Society/  
 Figela Enterprises Co. Ltd.**  
 Rezoning  
*Rezone from RA to RMS-1A to permit the existing drug and alcohol recovery house.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13686 - 94A Avenue.

The applicant is proposing:

- a rezoning from RA to RMS-1A

in order to permit the existing 10-bed drug and alcohol recovery house.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Care Housing 1A Zone (RMS-1A)" (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) confirmation of adherence to the Ministry of Water, Land and Air Protection's streamside protection guidelines; and
  - (c) registration of a restrictive covenant for the setback area in accordance with Ministry of Water, Land and Air Protection for any portion of the subject lot lies within the 30 m setback area of Quibble Creek.

RES.R01-2070

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2001, No. 14507" pass its first reading.

RES.R01-2071

Carried

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

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2001, No. 14507" pass its second reading.

RES.R01-2072

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. 14507" be held at the  
 City Hall on September 17, 2001, at 7:00 p.m.  
 RES.R01-2073 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL (Cont'd.)

### CLOVERDALE

17. **7900-0123-00**  
**17568 - 58A Avenue, 5710 - 175 Street, 17567 - 57 Avenue, 17536 - 58 Avenue**  
**and 5836 Cloverdale By-pass (road)**  
**Mr. Gerry Olma/City of Surrey & Cloverdale (Pacific No. 6) Branch of the**  
**Royal Canadian Legion**  
 Rezoning/Development Permit/Development Variance Permit  
*Rezone from RF, C-8 and C-15 to CD and C-15 in order to allow a*  
*comprehensive re-development of the site for shopping centre development,*  
*including a gas station and a Legion Hall.*

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 properties located at 17568-58A Avenue, 5710 - 175 Street, 17567-57 Avenue, 17536 - 58 Avenue and 5836 Cloverdale By-pass (road).

The applicant is proposing:

- a rezoning from RF, C-8 and C-15 to CD and C-15;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations of the C-15 Zone;
  - (i) the minimum front yard setback for the existing building on 17567 - 57 Avenue is reduced from 2.0 metres (6.5 ft.) to 0.0 metre (0.0 ft.); and
  - (ii) parking spaces on 17567 - 57 Avenue are allowed to be provided within the front yard setback of the Legion's building

in order to permit the re-development of the Cloverdale Mall and facilitate the proposed land exchange between the Mall and the Royal Canadian Legion.

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 a portion of the site identified as Block A (Appendix II) from "Single Family Residential Zone (RF)" (By-law No. 12000), "Community Commercial Zone (C-8)" (By-law No. 12000) and "Town Centre Commercial Zone (C-15)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000), and a date be set for Public Hearing.
2. a By-law be introduced for a portion of the site identified as Block B (Appendix II) from "Community Commercial Zone (C-8)" (By-law No. 12000) and "Town Centre Commercial Zone (C-15)" (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. 7900-0123-00 in general accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7900-0123-00 (Appendix IV) for the property at 17567 - 57 Avenue varying the following, to proceed to Public Notification:
  - (a) to reduce the required front yard setback of the C-15 Zone from 2.0 metres (6.5 ft.) to 0.0 metre (0.0 ft.); and
  - (b) to allow parking within the required front yard setback of the C-15 Zone.
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 a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolve outstanding design issues to the satisfaction of the General Manager, Planning and Development Department;
  - (d) approval from the Ministry of Transportation and Highways;

- (e) submission of an acceptable tree survey and a statement regarding tree preservation;
- (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (g) successful completion the of Sale Agreement between the City and the applicant;
- (h) successful completion of the land exchange between the Legion and the applicant; and
- (i) relocation of the South Fraser Health Region Cloverdale Health Unit Office.

RES.R01-2074

Carried

Mr. Olma, of 6445 Churchill Street was in attendance to comment on the proposal. Mr. Olma advised that the gas station has been a part of the proposal at an early stage of the development of the plan. He also advised that the gas station is an integral part of the development.

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2001, No. 14508(A)" pass its first reading.

RES.R01-2075

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2001, No. 14508(A)" pass its second reading.

RES.R01-2076

Carried

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14508(A)" be held at the City Hall on September 17, 2001, at 7:00 p.m.

RES.R01-2077

Carried



- A rezoning from "One-Acre Residential Zone (RA)" and "General Agriculture Zone (A 1)" to "Comprehensive Development Zone (CD)"; and
- A Development Permit

in order to permit the development of commercial-residential project consisting of a 7,618 sq. m (82,000 sq. ft.) commercial centre and single family dwellings and duplexes developed in accordance with a comprehensive design.

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

### Delegation

Sukhi Sandhu stated that 4 meetings have been held with the public and a number of significant changes have occurred. Mr. Sandhu reviewed the changes, and noted that they have now received the support of the immediate community. He advised that they are asking that the floor area of a grocery or produce store be increased to 15,000 square feet.

It was

Moved by Councillor Steele  
Seconded by Councillor Watts  
That:

1. Council file By-law No.'s 14476 and 14477.
2. A By-law be introduced to redesignate the property from Suburban to Commercial and Urban and a date be set for Public Hearing.
3. A By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "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.
4. Council authorize staff to draft Development Permit No. 7999-0102-00 in accordance with the attached drawings (Appendix IV).
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 a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation and Highways;

- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) resolution of all outstanding design issues to the satisfaction of the Planning & Development Department;
  - (f) registration of a restrictive covenant to protect and preserve a 6.0 metre (20 ft.) tree preservation buffer along the easterly (single family) portion of the site and provision of a satisfactory solution to ensure that the said buffer will be maintained;
  - (g) registration of a restrictive covenant to prohibit a grocery or produce store exceeding a floor area of 10,000 square feet;
  - (h) resolution of Parks, Recreation & Culture concerns on the pressure this application will create on existing park facilities in this area to the satisfaction of the General Manager, Parks, Recreation & culture Department;
  - (i) finalize land exchange with the property located at 5620 - 152 Street;
  - (j) registration of a restrictive covenant in favour of the future residential lots to provide notice that a commercial development has been proposed and approved as part of this plan; and
  - (k) registration of a restrictive covenant to provide a substantial landscape buffer along the south property line of the proposed single family lot fronting 152 Street.
6. Council pass a resolution to amend Newton Local Area Plan to redesignate the land from Suburban Residential (1/2 acre) to Retail Commercial and Urban Residential when the project is considered for final adoption.
7. Final adoption of the two by-laws for this proposal proceed concurrently and in tandem with the final adoption of the Rezoning By-law for File No. 7900-0297-00.

Before the motion was put:

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That item 5. (g) be amended to allow a floor area of 15,000 square feet for a grocery or produce store.

RES.R01-2081

Carried

The question was called on the main motion as amended, and it was:

RES.R01-2082 Carried with Councillor Bose Against

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Official Community Plan,  
1996, No. 12900, No. 49, Amendment By-law, 2001, No. 14476." be filed.

RES.R01-2083 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That "Surrey Zoning By-law 1993,  
No. 12000, Amendment By-law, 2001, No. 14477." be filed.

RES.R01-2084 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan,  
1996, No. 12900, No. 52 Amendment By-law, 2001, No. 14509" pass its first  
reading.

RES.R01-2085 Carried with Councillor 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,  
1996, No. 12900, No. 52 Amendment By-law, 2001, No. 14509" pass its second  
reading.

RES.R01-2086 Carried with Councillor Bose against.

It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan, 1996, No. 12900, No. 52 Amendment By-law, 2001,  
No. 14509" be held at the City Hall on September 18, 2001, at 7:00 p.m.

RES.R01-2087 Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14510" pass its first reading.

RES.R01-2088 Carried with Councillor 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, 2000, No. 14510" pass its second reading.  
RES.R01-2089 Carried with Councillor Bose 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, 2000, No. 14510" be held at the  
City Hall on September 18, 2001, at 7:00 p.m.  
RES.R01-2090 Carried

### RESIDENTIAL/INSTITUTIONAL (Cont'd.)

#### NEWTON

19. **7900-0297-00**  
**5706 and 5722 - 152 Street**  
Clarence Arychuk, Hunter Laird Engineering Ltd./  
Diamatzu Enterprises Inc.  
Sharon McCallan/Kenneth Linklater  
OCP Amendment/Rezoning  
*OCP amendment from Suburban to Urban and rezoning from RA to CD to permit  
subdivision into 13, ½ acre gross density lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on properties located at 5706 and 5722 - 152 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban.
- a rezoning from One Acre Residential Zone (RA) to Comprehensive Development Zone (CD).

in order to permit the development of 13 ½ acre gross density 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 Steele  
That:

1. Council file By-law Nos. 14478 and 14479.
2. A By-law be introduced to redesignate the property in the Official Community Plan from Suburban to Urban and a date be set for Public Hearing.
3. 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.
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) approval from the Ministry of Transportation and Highways;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) final adoption of the two By-laws for this proposal proceed concurrently and in tandem with the final adoption of the Rezoning By-law for File No. 7900-0102-00;
  - (f) registration of a restrictive covenant providing for a 6.0 metre (20 ft.) wide tree preservation buffer along the east property line of the site;
  - (g) registration of a restrictive covenant to provide notice that a commercial development has been proposed and approved on the neighbouring property to the south; and
  - (h) provision of compensation to satisfy the 15% open space requirements for half-acre gross density development.

RES.R01-2091

Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Higginbotham  
That "Surrey Official Community Plan,  
1996, No. 12900, No. 50, Amendment By-law, 2001, No. 14478" be filed.  
RES.R01-2092 Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law 1993,  
No. 12000, Amendment By-law, 2001, No. 14479" be filed.  
RES.R01-2093 Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Official Community Plan,  
1996, No. 12900, No. 53 Amendment By-law, 2001, No. 14511" pass its first  
reading.  
RES.R01-2094 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,  
1996, No. 12900, No. 53 Amendment By-law, 2001, No. 14511" pass its second  
reading.  
RES.R01-2095 Carried

It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan, 1996, No. 12900, No. 53 Amendment By-law, 2001,  
No. 14511" be held at the City Hall on September 18, 2001, at 7:00 p.m.  
RES.R01-2096 Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14512" pass its first reading.  
RES.R01-2097 Carried

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. 14512" pass its second reading.
RES.R01-2098	<u>Carried</u>

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. 14512" be held at the City Hall on September 18, 2001, at 7:00 p.m.
RES.R01-2099	<u>Carried</u>

**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. 14460"  
7901-0029-00 - 8828 Investments Ltd., c/o Carla Kalke, Parklane Homes  
  
RA (BL 12000) & CD (BL 12973) to CD (BL 12000) - 6734 - 184 Street -  
to permit subdivision into approximately 16 small single family lots.

Approved by Council: July 9, 2001

Planning & Development advise that (reference memorandum dated August 28, 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, 2001, No. 14460" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2100 Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14224"  
7900-0294-00 - Umberto Oballa, c/o Yearwood & Company,  
Attention: Christopher Dyson

IL (BL 12000) to CD (BL 12000) - 19110 - 96 Avenue - to allow a 60-seat  
licensed restaurant and light impact industrial uses.

Approved by Council: February 5, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14224" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2101 Carried

**I. CLERK'S REPORT**

**J. ADJOURNMENT**

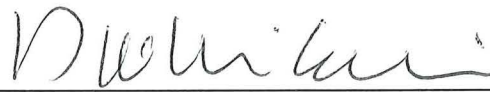
It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Regular Council - Land Use  
meeting do now adjourn.

RES.R01-2102 Carried

The Regular Council- Land Use meeting adjourned at 4:52 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor