



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, SEPTEMBER 17, 2001  
Time: 5:15 p.m.

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**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, North Surrey Section  
Manager, South Surrey Section  
Land Development Engineer  
Manager, Land Development

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**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**FLEETWOOD/GUILDFORD**

**1. 7901-0088-00**

**15961 Fraser Highway**  
**Eric Fefer/Petro-Canada**  
Development Permit

*To allow the construction of a self-service gasoline station and convenience store.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15961 Fraser Highway.

The applicant is proposing:

- a Development Permit

in order to permit the development of a self-service gasoline station.

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

Delegation

Eric Fefer advised that the application is for a development permit, with an existing zoning for a self-serve gas station. Mr. Fefer noted that they have a station about a mile away that does provide combination full/self service, but they would not be providing that type of service at this location.

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That Council approve the attached

Development Permit No. 7901-0088-00 (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.

A motion by Councillor Higginbotham that the application be referred back to staff to look at a combination service, and that the application be reviewed by the Transportation Committee, received no seconder.

The question was called on the main motion and it was:-

RES.R01-2127

Defeated with Councillors Higginbotham,  
Tymoschuk, Villeneuve and Mayor  
McCallum Against

NOTE: See Item I. Other Competent Business for further resolution

**RESIDENTIAL/INSTITUTIONAL**

**FLEETWOOD/GUILDFORD**

**2. 7900-0036-00**

**14970/75 - 101A Avenue; 10160 - 149 Street**

**Mr. Akbar Sherkat/Guildford Estates Ltd.**

Development Permit

*To allow the construction of three high-rise residential buildings in Guildford.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 14970/75 - 101A Avenue and 10160 - 149 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of three high-rise residential buildings.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That Council approve the attached

Development Permit No. 7900-0036-00 (Appendix III), 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.R01-2128

Carried

### SOUTH SURREY

#### 3. **7901-0178-00**

**2546 Maple Street**

**Percival and Helen Fenton/Burlington Northern Railroad Company**

**Development Variance Permit**

*To vary the minimum distance for the existing building on the railway lands to the rail line, to vary the minimum distance for the creation of a lot from the centreline of a railway track, to vary the front and rear yard setbacks for the existing dwelling & to vary the lot depth.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 2546 Maple Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - Part 4 General Provisions Subsection E.23 and E.24 in order to permit the development of a proposed subdivision creating a lot from a leased portion of a railway property to be 8.0 m (26.24 ft.) vs. 50 m (164 ft.) from a railway track, and to permit the existing single-family dwelling to be 14.27 m (46.81 ft.) vs. 57.5 m (188 ft.) from the centre line of a railway track.
  - Part 16, Single Family Residential Zone (RF), Section F, Yards and Setbacks, in order to permit front and rear yard setbacks of 6.27 metres (20.57 ft.) vs. 7.5 metres (25 ft.);
  - Part 16, Single Family Residential Zone (RF), Section K, Subdivision, in order to permit a lot depth of 22.86 metres (75 ft.) vs. 28 metres (90 ft.).

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

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

1. Council approve Development Variance Permit No. 7901-0178-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum required distance from a lot to the centerline of a railway track from 50 metres (164 ft.) to 8.0 metres (26.24 ft.);
  - (b) to reduce the minimum required distance from a building or structure on railway lands to the centre line of a railway track from 57.5 metres (189 ft.) to 14.27 metres (46.81 ft.) for the existing structure and 15.5 metres (50.85 ft.) for future structures;
  - (c) to reduce the required front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.27 metres (20.57 ft.) for the existing structure;
  - (d) to reduce the required rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.27 metres (20.57 ft.) for the existing structure; and
  - (e) to reduce the required lot depth of the RF Zone from 28 metres (90 ft.) to 22.86 metres (75 ft.).
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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) input from the Ministry of Water, Land and Air Protection; and
  - (d) registration of Section 219 Restrictive Covenants to save harmless the City from flood damage and railway accidents.

RES.R01-2129

Carried

**SURREY CITY CENTRE/WHALLEY****4. 7900-0352-00****9042 and 9082 - 140 Street and 8994 - 141A Street****Oleg Verbenkov, Planet Consulting Group Inc.,****Frank Wilton, Citiwest Consulting/Irene Tetsuko Tsuyuki, et al,****Norman Takaaki Tsuyuki, et al, City of Surrey**

Rezoning

*From RA to RF in order to allow subdivision into approximately 80 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 9042 and 9082 - 140 Street and 8994 - 141A Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit subdivision into approximately 80 single family lots.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That:

1. a By-law be introduced to rezone the site 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;
  - (d) completion of the land exchange with the City involving the west portions of 9042 and 9082 – 140 Street and the City-owned parcel at 8994 – 141A Street; and

- (e) resolution of open space improvements to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R01-2130

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2001, No. 14516" pass its first reading.

RES.R01-2131

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. 14516" pass its second reading.

RES.R01-2132

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. 14516" be held at the City Hall on October 15, 2001, at 7:00 p.m.

RES.R01-2133

Carried

## C. CORPORATE REPORTS

## D. ITEMS TABLED BY COUNCIL

## E. DELEGATIONS

1. **Jim Crawford**  
6821 - 176 Street  
File: 0065-012

Jim Crawford was in attendance to discuss concerns regarding property in the 6700 block of 176<sup>th</sup> Street in North Cloverdale.

Jim Crawford of 6821 – 176 Street Cloverdale, stated that there is an industrial site in the 6700 block of 176<sup>th</sup> Street, and that garbage trucks start up at 4:00 a.m. which wakes up residents in the area. He advised that he had spoken to the By-law Department, but there are no by-laws to regulate noise in the area. Mr.

Crawford asked that Council consider a noise by-law, which would give the By-law department enforcement powers.

Mr. Crawford continued that new neighbours bought a 10-acre parcel which has a split agricultural/industrial zoning and that they are placing limestone and gravel on the property. Mr. Crawford stated that he would object to a truck/trailer park because of the dust, fumes and noise it would generate.

**2. Hugh Carter**  
**Carter Property Consultants**  
File: 0065-012; 2300-14165; 7900-0163-00

Hugh Carter, Carter Property Consultants were in attendance to respond to Council's resolution that the owners of the property appear before Council to explain changes to their proposed development located at 5446 - 152 Street (Roots & Wings Montessori School).

The Mayor advised that the delegation had been cancelled.

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

**FINAL ADOPTION**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14216"

7900-0189-00 - Mrs. Mary Estok, c/o Mike Helle, Coastland Engineering

RA (BL 12000) to RF (BL 12000) - 18287 - 64 Avenue - to allow consolidation with an adjacent remnant parcel and further subdivision into approximately 24 single family lots.

Approved by Council: January 22, 2001

- \* Planning & Development advise that (reference memorandum dated September 7, 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 Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14216" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2134 Carried

**I. OTHER BUSINESS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**FLEETWOOD/GUILDFORD**

- 1. 7901-0088-00 (Cont'd.)**  
**15961 Fraser Highway**  
**Eric Fefer/Petro-Canada**  
Development Permit

It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That Resolution R01-2127 passed under

Item B.1 be reconsidered.  
RES.R01-2135 Carried

The following motion was then before Council:

It was Moved by Councillor Bose  
Seconded by Councillor Watts  
That Council approve the attached  
Development Permit No. 7901-0088-00 (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.

Before the motion was put: -

It was Moved by Councillor Bose  
Seconded by Councillor Higginbotham  
That Development Permit 7901-0088-00  
(Appendix II) be referred back to staff.

RES.R01-2136 Carried



**J. ADJOURNMENT**

It was

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

meeting do now adjourn.

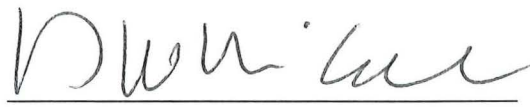
RES.R01-2137

Carried

The Regular Council- Land Use meeting adjourned at 5:55 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor