



# City of Surrey

## Regular Council - Land Use

### Minutes

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, OCTOBER 15, 2001  
Time: 5:30 p.m.

#### Present:

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

#### Absent:

Councillor Eddington  
Councillor Higginbotham

#### Councillors Entering Meeting as Indicated:

Councillor Villeneuve

#### Staff Present:

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

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### NEWTON

1. **7901-0173-00**  
**12827/12837 - 76 Avenue**  
**Baywest (Paul Rasmussen)/Owners of Strata Lots 1 to 41,**  
**Strata Plan NW 3244**  
Development Permit  
*To permit two, double-faced freestanding signs.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 12827/12837 - 76 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of two double-faced freestanding signs.

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 Council approve the attached

Development Permit No. 7901-0173-00 (Appendix V), 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.R01-2366

Carried

**2. 7901-0245-00**

**7168 - 128 Street**

**Parmjit S. Sohal**

Development Variance Permit

*To vary the off-street parking requirement for a retail-commercial building from 41 stalls to 27 stalls to permit a second floor banquet hall.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 7168 - 128 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - the off-street parking requirements for a retail-commercial building from 41 stalls to 27 stalls

in order to permit the development of a second floor banquet hall.

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. 7901-0245-00, varying the following, to proceed to Public Notification (Appendix II):
  - (a) to reduce the number of required on-site parking spaces from 41 to 27.
2. Council instruct staff to resolve the following issue prior to approval:

- (a) registration of a Section 219 Restrictive Covenant to restrict the use of the banquet hall to Friday, Saturday and Sunday evenings from 6:00 p.m. to 12:00 midnight.

RES.R01-2367

Carried**SURREY CITY CENTRE/WHALLEY**

**3. 7901-0168-00**  
**13674 Grosvenor Road**  
**Sieg Toews/City of Surrey**  
 Rezoning

*From RF to CD to permit the establishment of an assembly hall in the existing building for the Philippine Community Centre Society.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13674 Grosvenor Road.

The applicant is proposing:

- a rezoning from RF to CD

in order to permit the establishment of an assembly hall in the existing building on the site for the Philippine Community Centre Society.

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 "Single Family Residential Zone (RF)" (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; and
  - (b) registration of a Restrictive Covenant prohibiting future development of the site until removal of the existing driveway access onto Hilton Road (future East Whalley Ring Road).

RES.R01-2368

Carried





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 properties 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) approval from the Ministry of Transportation and Highways; and
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R01-2372

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14534" pass its first reading.

RES.R01-2373

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14534" pass its second reading.

RES.R01-2374

Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14534" be held at the  
City Hall on November 19, 2001, at 7:00 p.m.

RES.R01-2375

Carried

**FLEETWOOD/GUILDFORD**

- 5. **7901-0158-00**  
**8897 and 8909 - 156 Street**  
**Mr. Mike Helle, Coastland Engineering & Surveying Ltd./**  
**Joao Pereira Araujo and Maria Joana Araujo and**  
**Catafil Development Corporation**  
 Rezoning  
*From RF to CD to allow subdivision into approximately 20 small single-family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 8897 and 8909 - 156 Street.

The applicant is proposing:

- a rezoning from Single Family Residential Zone (RF) to Comprehensive Development (CD) Zone

in order to permit subdivision into approximately 20 small single-family lots.

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

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

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (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; and
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R01-2376

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14535" pass its first reading.  
RES.R01-2377 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14535" pass its second reading.  
RES.R01-2378 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14535" be held at the  
City Hall on November 19, 2001, at 7:00 p.m.  
RES.R01-2379 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. 14226"

7900-0269-00 - Spring Lake Ventures Inc., c/o Hardy Bains

CHI (BL 12000) to RF (BL 12000) & CD (BL 12000) - Portion of 2289 King George Highway - to permit the development of 2 single family lots on the westerly portion of the site and a hotel on the easterly portion of the site.

Approved by Council: March 12, 2001

**Note:** A Development Permit (7900-0269-00) on the site is to be considered for Final Approval under Item I.1(a).

- \* Planning & Development advise that (reference memorandum dated September 14, 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 Watts  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14226" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2380

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13957"

7997-0099-00 - Harjinder and Jaswinder Sandhu,  
 c/o McElhanney Consulting Services

RA (BL 12000) to RF-G (BL 12000) - 9635 - 161 Street - to permit subdivision into approximately 29 single family gross density lots.

Approved by Council: February 21, 2000

- \* Planning & Development advise that (reference memorandum dated October 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.

It was Moved by Councillor Watts  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2000, No. 13957" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2381

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7900-0269-00**  
**Hardy Bains/Spring Lake Ventures Inc.**  
 Portion of 2289 King George Highway  
 Portion of King George Highway

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

"That Development Permit No. 7900-0269-00 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."

**Note:** See By-law 14226, Item H.1 of this agenda.

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That Development Permit  
 No. 7900-0269-00 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.R01-2382

Carried

- (b) **Development Permit No. 7901-0124-00**  
**R. Fung & Associates Inc. (Ray Fung)**  
**Wilhelm Kreykenbohm**  
 18800 - 96 Avenue

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

"That Development Permit No. 7901-0124-00 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 Villeneuve  
 Seconded by Councillor Tymoschuk  
 That Development Permit

No. 7901-0124-00 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.R01-2383

Carried

**J. ADJOURNMENT**

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the Regular Council - Land Use

meeting do now adjourn.

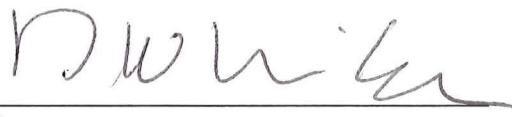
RES.R01-2384

Carried

The Regular Council- Land Use meeting adjourned at 5:34 p.m.

Certified Correct:

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

  
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 Mayor