



# City of Surrey

## Regular Council - Land Use

### Minutes

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, NOVEMBER 26, 2001  
Time: 3:46 p.m.

#### Present:

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

#### 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  
Manager, Land Development  
City Solicitor

#### Councillors Entering Meeting as Indicated:

Councillor Higginbotham

#### 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.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That Council approve the attached  
 Development Permit No. 7901-0088-00 (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.R01-2652

Carried**NEWTON**

**2. 7901-0228-00**  
**7800 Anvil Way**  
**Doug Smith/Royal Sky Holdings Inc.**

Development Variance Permit

*To vary the height of an accessory structure from 18 m (59.1 ft.) to 22.25 m (73 ft.), and to vary the rear yard setback from 7.5 m (25 ft.) to 5.4 m (17.7 ft.).*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 7800 Anvil Way.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - height of accessory buildings and structures from 18 m (59 ft.) to 22.25 m (73.0 ft.);
  - rear yard setback from 7.5 m (25 ft.) to 5.4 m (17.7 ft.)

in order to permit an existing wood shavings storage bin.

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 Bose  
 Seconded by Councillor Hunt  
 That:

1. Council approve Development Variance Permit No. 7901-0228-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required rear yard setback of the IH Zone from 7.5 metres (25 ft.) to 5.4 metres (17.7 ft.); and
  - (b) to vary the maximum building height of the IH Zone allowed from 18 metres (59.1 ft.) to 22.25 metres (73.0 ft.).

2. Final execution of the Development Variance Permit will not be granted until approval is granted from the Ministry of Water, Land and Air Protection.

RES.R01-2653

Carried**SOUTH SURREY**

3. **7999-0051-00**  
**3635 King George Highway**  
**Bart Blaak/Blaak's Enterprises Ltd.**  
Rezoning  
*From CG-2 to CHI to allow the existing automotive service use as a principal use.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 3635 King George Highway.

The applicant is proposing:

- a rezoning from CG-2 to CHI;

in order to permit the existing automotive use as a principal use as the existing gas station is decommissioned.

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 "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) to "Highway Commercial Industrial Zone (CHI)" (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 BC Ministry of Land, Water and Air Protection (Certificate of Compliance);
  - (c) submission of final landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect; and

- (d) registration of a Section 219 Restrictive Covenant to ensure the landscaping is provided according to City policy.

RES.R01-2654

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14584" pass its first reading.

RES.R01-2655

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. 14584" pass its second reading.

RES.R01-2656

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. 14584" be held at the  
 City Hall on December 10, 2001, at 7:00 p.m.

RES.R01-2657

Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

#### 4. 7901-0056-00

**5859 and 5879 King George Highway  
 Coastland Engineering & Surveying Ltd./VNG Investments Inc. and  
 Chanan, Ajit, and Nasiboo Phagurra**

Rezoning

*From RF to RF-12 to allow subdivision into approximately 17 single family small lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 5859 and 5879 King George Highway.

The applicant is proposing:

- a rezoning from RF to RF-12

in order to permit the development of approximately 17 single family residential small lots which range in size from approximately 337 m<sup>2</sup> (3,627.5 sq.ft.) to 556 m<sup>2</sup> (5,985 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 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 "Single Family Residential (12) Zone" (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) a successful closure of portions of 58A Avenue through a road exchange process;
  - (d) registration of a no-build Restrictive Covenant to protect a 12 metre (40 ft.) buffer along King George Highway, and an easement for public access without vehicles into the buffer area;
  - (e) security to ensure that the required pathway and landscaping are constructed; and
  - (f) registration of a Section 219 Covenant to restrict rear yard setbacks to be measured from the edge of the no-build covenant area.

RES.R01-2658

Carried with Councillor Bose against

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14585" pass its first reading.

RES.R01-2659

Carried with Councillor Bose against

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. 14585" pass its second reading.  
RES.R01-2660 Carried with Councillor Bose against

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. 14585" be held at the  
City Hall on December 10, 2001, at 7:00 p.m.  
RES.R01-2661 Carried

**5. 7901-0235-00**  
**6890 - 150 Street**  
**Clarence Arychuk, Hunter Laird Engineering Ltd. and**  
**Erroll Freeman, LDM Services/Janez Jursic**  
Rezoning

*From RA to RF to permit subdivision into 12 single family residential lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6890 - 150 Street.

The applicant is proposing:

- A rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)"

in order to permit the development of a 12 lot single family residential 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 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 "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.R01-2662 Carried with Councillor Bose against

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14586" pass its first reading.

RES.R01-2663 Carried with Councillor Bose against

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. 14586" pass its second reading.

RES.R01-2664 Carried with Councillor Bose against

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. 14586" be held at the  
City Hall on December 10, 2001, at 7:00 p.m.

RES.R01-2665 Carried

**SOUTH SURREY**

**6. 7999-0110-00**  
**2685 - 140 Street**  
**Coastland Engineering & Surveying Ltd./A.L. Lindsay and J.A. Lindsay**  
Rezoning  
*From RA to RH-G to permit subdivision into 5 single family lots and an open space lot.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 2685 - 140 Street.

The applicant is proposing:

- a rezoning from RA to RH-G;

in order to permit the development of 5 single family lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (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.R01-2666 Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14587" pass its first reading.

RES.R01-2667 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. 14587" pass its second reading.

RES.R01-2668 Carried



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. 14587" be held at the  
 City Hall on December 10, 2001, at 7:00 p.m.

RES.R01-2669

Carried

**7. 7901-0104-00**

**15317, 15335, 15361 & 15393 - 36 Avenue**

**Porte Realty/Raymond and Donna Shareski,  
 Stephen Stewart and Mildred Chang, and Timothy and Ngan Gee Saxton**  
 NCP Amendment/Rezoning

*Rezone from RA to CD to allow a 39 small lot subdivision and to amend the  
 Rosemary Heights Central NCP to redesignate the site from Townhouse to single  
 family small lot.*

The General Manager of Planning & Development submitted a report concerning  
 an application to amend the Neighbourhood Concept Plan, and a rezoning  
 application on properties located at 15317, 15335, 15361 & 15393 - 36 Avenue.

The applicant is proposing:

- an NCP amendment from Townhouse to Single Family Small Lot; and
- a rezoning from RA to CD;

in order to permit the development of 39 single family small lots.

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

Councillor Higginbotham entered the meeting at 3:48 p.m.

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 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) 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) address the shortfall in NCP amenity contributions to the satisfaction of the General Manager, Planning & Development Department.
3. Council pass a resolution before final adoption to amend Rosemary Heights Central NCP to redesignate the land from "Townhouse" to "Single Family Small Lot".

RES.R01-2670

Carried

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14548" pass its first reading.

RES.R01-2671

Carried

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

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14548" pass its second reading.

RES.R01-2672

Carried

It was then

Moved by Councillor Villeneuve  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14548" be held at the  
 City Hall on December 10, 2001, at 7:00 p.m.

RES.R01-2673

Carried

- 8. 7901-0229-00**  
**3877 - 156 Street**  
**John D. Briner/Edward and Ruth Byskal**  
 Development Variance Permit  
*To relax the north side yard setback of a Principle Building from 4.5 metres to 1.8 metres.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 3877 - 156 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations

to vary the north side yard setback of a Principle Building from 4.5 m. (15 ft.) to 1.8 m (6 ft.) in order to permit the development of an attached garage..

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 Tymoschuk

That:

1. Council approve Development Variance Permit No. 7901-0229-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required north side yard setback of the "One-Acre Residential Zone (RA)" for a Principle Building from 4.5 metres (15 ft.) to 1.8 metres (6 ft.) with a one storey element (maximum 5.5 m/18 ft.) within the variance area.

RES.R01-2674

Carried

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

#### NEWTON

#### **9. 7901-0251-00**

**Portion of 6289 King George Highway**

**Hunter Laird Engineering Ltd./Purity Stores Ltd.**

OCP Amendment/Rezoning

*OCP amendment on portion of property from Urban to Commercial and rezone from RF to CD and C8 to permit a minor adjustment of the residential/commercial boundary and to permit subdivision into 33 single family small lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on property located at portion of 6289 King George Highway.

The applicant is proposing:

- An OCP amendment to redesignate a portion of the lands from Urban to Commercial.
- A rezoning of portions of the lands from RF to CD and from RF to C-8.

in order to permit the development of approximately 33 single family small lots and a minor adjustment to the Residential/Commercial boundary.

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 amend the OCP to redesignate a portion of the lands from Urban to Commercial and a date for Public Hearing be set. (Appendix IX)
2. a By-law be introduced to rezone a portion of 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.
3. a By-law be introduced to rezone a portion of the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to Community Commercial Zone (C-8)"( 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) 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 proposed Lot 12 until future consolidation with the adjacent property (13505 – 62 Avenue).

RES.R01-2675

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 2001, Amendment By-law 57, No. 14590 pass its  
first reading.  
RES.R01-2676 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 2001, Amendment By-law 57, No. 14590 pass its  
second reading.  
RES.R01-2677 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 2001, Amendment By-law 57,  
No. 14590 be held at the City Hall on December 10, 2001, at 7:00 p.m.  
RES.R01-2678 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14591A" pass its first reading.  
RES.R01-2679 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. 14591A" pass its second reading.  
RES.R01-2680 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. 14591A" be held at the  
City Hall on December 10, 2001, at 7:00 p.m.  
RES.R01-2681 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14591B" pass its first reading.  
 RES.R01-2682 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. 14591B" pass its second reading.  
 RES.R01-2683 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. 14591B" be held at the  
 City Hall on December 10, 2001, at 7:00 p.m.  
 RES.R01-2684 Carried

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

### FLEETWOOD/GUILDFORD

#### 10. 7901-0191-00

##### 1250 Guildford Town Centre

Musson Cattell Mackey Partnership Architects Designers Planners (Jacques Beaudreault)/Ivanhoe Cambridge (formerly Cambridge Shopping Centres Ltd.)

Development Permit/Development Variance Permit

*Development Permit to permit the enclosure of an exterior access deck to create a larger commercial retail unit. Development Variance Permit to allow one additional fascia sign.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 1250 Guildford Town Centre.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to relax the Surrey Sign By-law, 1999, No. 13656 to allow one (1) additional fascia sign

in order to permit the enclosure of an exterior deck to create a larger commercial retail unit and renovations within the Guildford Town Centre shopping mall.

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 authorize staff to draft Development Permit No. 7901-0191-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7901-0191-00, varying the following, to proceed to Public Notification:
  - (a) to vary the Surrey Sign By-law, 1999, No. 13656 to allow one (1) additional fascia sign on the south elevation of the building for one (1) retail unit.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (b) issuance of the Development Variance Permit No. 7901-0191-00.

RES.R01-2685

Carried

**11. 7901-0266-00  
Portions of 9752 - 192 Street & 9810 - 192 Street  
Greater Vancouver Regional District (Ken Carrusca)/City of Surrey and  
Oleg Verbenkov, Planet Consulting**

Rezoning

*From IL to CD to allow a GVRD solid waste transfer station.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at portions of 9752 - 192 Street and 9810 - 192 Street.

The applicant is proposing:

- a rezoning from IL to CD

in order to permit the development of a solid waste transfer station by the Greater Vancouver Sewerage and Drainage District (GVS&DD)/Greater Vancouver Regional District (GVRD).

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 a portion of the property as shown in Block A of the Survey Plan (Appendix II) from "Light Impact Industrial Zone (IL)" (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) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) registration of a Section 219 Restrictive Covenant for "no-build" on a 17.0-metre corridor along the north property line of the application site for protection of the future Fraser River Crossing Connector alignment at this location;
  - (d) registration of an access easement in favour of the proposed lots to the north and south of the application site and a Section 219 Restrictive Covenant;
  - (e) submission of a landscaping cost estimate and bonding to the specification and satisfaction of the City Landscape Architect; and
  - (f) the City's Realty Services Division be instructed to incorporate a minimum 1.5 m (5 ft.) landscaping strip on the lot to the south when the property is marketed for sale in future and the applicant, GVRD, to provide adequate bonding for the installation of the landscaping in future.

RES.R01-2686

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14592" pass its first reading.

RES.R01-2687

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. 14592" pass its second reading.  
RES.R01-2688 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. 14592" be held at the  
City Hall on December 10, 2001, at 7:00 p.m.  
RES.R01-2689 Carried

### SOUTH SURREY

12. **7901-0282-00**  
**1626, 1660, 1642, 1745, 1715, 1947, 1891 - 164 Street; 16347, 16365, 16333,**  
**16389 Highway No. 99; 16384, 16354, 16324 - 18 Avenue; Portion of**  
**164 Street**  
**Mr. Bob Cheema, Oak Park Homes Ltd./**  
**Warren Fredrickson/Stanley and Dorothy Bird/Alan McGlashan/**  
**BC Transportation Financing Authority//Christian Ragoss/**  
**Cheryl Daniels/P. Kompauer and K. Gissing/Ivan and**  
**Vesra Grgic et al/D. and J. Shewchuk/Ariel Financing Ltd.**  
OCP Amendment/Rezoning/Development Permit  
*OCP amendment from Suburban to Commercial. Rezone from RA to CD.*  
*General DP to permit development of a large-format retail shopping centre plus*  
*one lot for agricultural use.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning and Development Permit application on properties located at 1626, 1660, 1642, 1745, 1715, 1947, 1891 - 164 Street; 16347, 16365, 16333, 16389 Highway No. 99; 16384, 16354, 16324 - 18 Avenue; Portion of 164 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Commercial;
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of a large-format retail shopping centre consisting of a number of buildings with a floor area of approximately 44,546

square metres (479,500 sq. ft.) and approximately 2,187 parking stalls plus one lot for agricultural use.

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

A motion by Councillor Hunt "That Council authorize staff to commence preparation of a land use and servicing concept plan for the Highway No. 99 corridor bounded by 8 Avenue to the south, Highway No. 99 to the west, the B.C. Hydro right-of-way to the east, and the southern extent of the Rosemary Heights Business Park NCP to the north. This study shall also review land use options for lands immediately to the east of the B.C. Hydro right-of-way (Appendix III); and

That staff review this site as well as other sites being proposed, under the performance-based criteria in the new Official Community Plan" received no seconder.

It was

Moved by Councillor Bose  
Seconded by Councillor Watts  
That application 7901-0282-00 be denied.  
Carried with Councillors Higginbotham, Hunt, and Mayor McCallum against

RES.R01-2690

**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. 14462"

7901-0101-00 - Michael Caterino and Paul Leger

RA (BL 12000) to RF (BL 12000) - 16717 - 57A Avenue - to allow subdivision into approximately two single family lots and to permit the retention of an existing home.

Approved by Council: July 9, 2001

- \* Planning & Development advise that (reference memorandum dated November 6, 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. 14462" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2691

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13884"

7999-0141-00 - Donald and Sharon Derby, Pavittar and Gurpreet Bassi,  
 c/o H.Y. Engineering Limited

RA (BL 12000) & RH (BL 12000) to RF (BL 12000) & CD (BL 12000) - 9342 & 9362 - 162A Street - to permit subdivision into approximately 4 urban and 3 suburban single family lots.

Approved by Council: November 1, 1999

- \* Planning & Development advise that (reference memorandum dated November 21, 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.

**Note:** The Public Hearing on this application was held on November 15, 1999. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- \* Planning & Development advise that the reason for the delay in bringing this application to Final Adoption was due to market conditions. Most recently, the applicant requested Council's approval to amend the building scheme prior to

final adoption of the by-law. On November 19, 2001, Council approved the proposed amendments as outlined in Corporate Report L006.

In addition, Planning advises that references to the Survey Plan defining the portions of lands that are being rezoned to RF and to CD were inadvertently omitted from the By-law. Council is requested to rescind Third Reading, amend a portion of the By-law to replace Sections 1(a) and (b), and append a new Survey Plan as Schedule A, and consider the By-law for Third reading as amended, and Final Adoption.

Councillors Bose and Tymoschuck left the meeting due to not having received backup information from the Public Hearing.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council rescind Resolution R99-2923  
of the November 15, 1999 Regular Council-Public Hearing minutes passing Third  
Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999,  
No. 13884".

RES.R01-2692 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Council amend "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13884" by replacing  
Sections 1 (a) and (b) and inserting a Survey Plan attached as Schedule A.

RES.R01-2693 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1999, No. 13884" pass its third reading, as  
amended.

RES.R01-2694 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1999, No. 13884" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2695 Carried

## I. CLERK'S REPORT

**J. ADJOURNMENT**

It was

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

meeting do now adjourn.

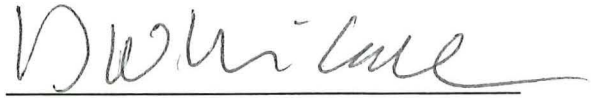
RES.R01-2696

Carried

The Regular Council- Land Use meeting adjourned at 4:34 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor