



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, DECEMBER 3, 2001  
Time: 5:35 p.m.

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**Present:**

Councillor Hunt - Chair  
Councillor Villeneuve  
Councillor Tymoschuk  
Councillor Steele  
Councillor Bose  
Councillor Watts

**Absent:**

Mayor McCallum  
Councillor Eddington  
Councillor Higginbotham

**Councillors Entering  
Meeting as Indicated:**

**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

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**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**C. CORPORATE REPORTS**

1. The Corporate Report under date of December 3, 2001 was considered and dealt with as follows:

**Item No. L008      Update on Provincial Licensing for Alcohol and Drug  
Recover Houses**  
File: 2104-001

The General Manager, Planning & Development submitted a report to update Council on the Provincial Government's intentions, regarding the licensing of alcohol and drug recovery houses and is further to the information provided in Corporate Report No. L007, a copy of which is attached as Appendix I, considered by Council on November 19, 2001.

General Manager, Planning & Development was recommending that the report be received for information.

It was

Moved by Councillor Watts  
Seconded by Councillor Steele  
That Corporate Report No. L008 be received

for information.

RES.R01-2799

Carried

**Note:** See Items Tabled By Council, Item D.1 of the agenda.

**D. ITEMS TABLED BY COUNCIL**

**RESIDENTIAL/INSTITUTIONAL**

**SOUTH SURREY**

**1. 7901-0226-00**

**984 - 160 Street**

**David Houston/David Houston, Colleen Houston and Byron Houston**

**Rezoning**

*From RMS-1 to CD (based upon RMS-1A) to permit a 17 bed alcohol and drug recovery house.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 984 - 160 Street.

The applicant is proposing:

- a rezoning from RMS-1 to CD

in order to permit the development of a 17-bed alcohol and drug recovery house.

General Manager, Planning & Development was recommending that the report be received for information.

It was

Moved by Councillor Steele

Seconded by Councillor Watts

That Application 7901-0226-00 be received

for information.

RES.R01-2800

Carried

**Note:** At the November 19, 2001 Regular Council - Land Use meeting, Council passed a resolution that the application be tabled for two weeks, pending a report from staff, information from the applicant which address concerns, and outlines the criteria that the applicant needs to meet under existing licensing requirements, and further information from the Provincial Government regarding deregulation.

**Note:** See Corporate Report L008.

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

## FINAL ADOPTIONS

1. "Surrey Land Use Contract No. 562, Authorization By-law, 1978, No. 5763, Discharge By-law, 2001, No. 14499"

7901-0129-00 - Long & McQuade Limited, c/o Chris Bozyk Architects Ltd.

To discharge LUC 562 from the property located at 13785 - 104 Avenue to allow the underlying CG-1 Zone to come into effect.

Approved by Council: September 4, 2001

This by-law in proceeding in conjunction with By-law 14500.

It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract No. 562, Authorization By-law, 1978, No. 5763, Discharge By-law, 2001, No. 14499" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2801

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14500"

7901-0129-00 - Long & McQuade Limited, c/o Chris Bozyk Architects Ltd.

CG-1 (BL 12000) to C-8 (BL 12000) - 13785 - 104 Avenue - to permit the development of a two-storey music store.

Approved by Council: September 4, 2001

This by-law in proceeding in conjunction with By-law 14499.

**Note:** A Development Permit (7901-0129-00) on the site is to be considered for Final Approval under I.1(a).

It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14500" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2802

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14445A"

7900-0265-00 - H.B.L. Developments Ltd., T.F. Neufeld Development Corp.,  
617972 BC Ltd. & Tres Palmas Holdings Inc.,  
c/o Aplin & Martin Consultants Ltd.

A-1 (BL 12000) and A-2 (BL 12000) to RH (BL 12000) - Portions of  
3330 and 3282 - 164 Street - to permit the development of 12 "Half-Acre  
Residential Zone (RH)" lots.

Approved by Council: June 18, 2001

This by-law in proceeding in conjunction with By-law 14445B.

It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14445A" be finally adopted, signed  
 by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2803

Carried

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14445B"

7900-0265-00 - H.B.L. Developments Ltd., T.F. Neufeld Development Corp.,  
617972 BC Ltd. & Tres Palmas Holdings Inc.,  
c/o Aplin & Martin Consultants Ltd.

A-1 (BL 12000) and A-2 (BL 12000) to CD (BL 12000) - Portions of  
3330 and 3282 - 164 Street - to permit the development of  
5 "Comprehensive Development Zone (CD)" lots based on "Acreage  
Residential Gross Density Zone (RA-G)".

Approved by Council: June 18, 2001

This by-law in proceeding in conjunction with By-law 14445A.

**Note:** A Development Permit (7900-0265-00) on the site is to be considered for  
Final Approval under Item I.1(b).

- \* Planning & Development advise that (reference memorandum dated November 26, 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.

Council passed a motion on the 5 acre remnant lot to require a restrictive covenant for a single family dwelling limiting the size of the home. A separate building scheme to be enforced by a restrictive covenant will be registered on the remnant lot restricting the area on which a home can be built to be within a 2,000 m<sup>2</sup> homestead site located on the west side of the subject lot. The building scheme will also limit the size of the home to be not more than 4,500 sq. ft., which is consistent with the house sizes generally constructed on the half-acre lots in the area.

- \* In addition, Planning and Development advise that it is now in order for Council to pass a resolution amending the Rosemary Heights Local Area Plan to redesignate the western portion (Area A) of the site from Suburban One Acre Residential to Suburban Half Acre Residential.

It was Moved by Councillor Watts  
 Seconded by Councillor Steele  
 That the Rosemary Heights Local Area Plan  
 be amended to redesignate the western portion (Area A) of the site from Suburban  
 One Acre Residential to Suburban Half Acre Residential.

RES.R01-2804 Carried with Councillor Bose against

It was Moved by Councillor Watts  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14445B" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2805 Carried with Councillor Bose against

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14426"  
 7901-0052-00 - GS0150 Ventures Ltd., Kingsen Holdings Ltd.,  
 c/o Hunter Laird Engineering Ltd.

CTA (BL 12000), RA (BL 12000), and RS (BL 5942) to CD (BL 12000) -  
 13733 - 62 Avenue; 13753 - 62 Avenue; Portion of 6280 King George  
 Highway - to permit the development of approximately 44 single family  
 lots.

Approved by Council: May 22, 2001

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

In addition, Planning and Development advise that it is now in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the properties at 13733 - 62 Avenue, a portion of 13753 - 62 Avenue, and a portion of 6280 King George Highway from Townhouse to Single Family Small Lots.

It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That the South Newton Neighbourhood  
Concept Plan be amended to redesignate the properties at 13733 - 62 Avenue, a  
portion of 13753 - 62 Avenue, and a portion of 6280 King George Highway from  
Townhouse to Single Family Small Lots.

RES.R01-2806 Carried

It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14426" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2807 Carried

**I. CLERK'S REPORT**

**1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7901-0129-00**  
**Chris Bozyk Architects Ltd./Long and McQuade Limited**  
13785 - 104 Avenue

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

"That Development Permit No. 7901-0129-00 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 Watts  
Seconded by Councillor Villeneuve  
That Development Permit

No. 7901-0129-00 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.R01-2808

Carried

**Note:** See By-law 14500, Item H.2 of this agenda.

- (b) **Development Permit No. 7900-0265-00**  
**617972 BC Ltd./HBL Developments Ltd.**  
**TF Neufeld Development Corp./Tres Palmas Holdings Inc.**  
**c/o Aplin & Martin Consultants Ltd.**  
 Portions of 3330 and 3282 - 164 Street

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

"That Development Permit No. 7900-0265-00 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 Watts  
Seconded by Councillor Tymoschuk  
That Development Permit

No. 7900-0265-00 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.R01-2809

Carried with Councillor Hunt against

**Note:** See By-laws 14445A and 14445B, Item H.3 and H.4 of this agenda.

**J. ADJOURNMENT**

It was Moved by Councillor Watts  
Seconded by Councillor Steele  
That the Regular Council - Land Use

meeting do now adjourn.

RES.R01-2810

Carried

The Regular Council- Land Use meeting adjourned at 5:43 p.m.

Certified Correct:

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

  
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Acting Mayor Councillor Hunt