



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, DECEMBER 10, 2001
Time: 4:55 p.m.

Present:

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

Absent:

Councillor Eddington

Councillors Entering Meeting as Indicated:

Councillor Villeneuve
Councillor Higginbotham

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
Manager, Parks, Recreation and Culture

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. **7901-0280-00**
12899 - 76 Avenue
Ken Beck Lee/New East Development Ltd.
Development Permit
To allow the development of two industrial buildings.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12899 - 76 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of two industrial buildings (Phase II) with a combined floor area of 5,232 square metres (56,220 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. Council approve the attached Development Permit No. 7901-0280-00 (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.R01-2885

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

2. **7901-0071-00**
6190 - 188 Street
Coastland Engineering & Surveying Ltd./Jarnail Singh Garcha
Rezoning
From RA to RF to allow subdivision into approximately five single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6190 - 188 Street.

The applicant is proposing:

- a rezoning from RA to RF;

in order to permit subdivision into approximately five 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 "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.R01-2886

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14596" pass its first reading.

RES.R01-2887

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. 14596" pass its second reading.

RES.R01-2888

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. 14596" be held at the
City Hall on January 21, 2002, at 7:00 p.m.

RES.R01-2889

Carried

3. 7901-0187-00

16119 - 110 Avenue

Clarence Arychuk/Gerard and Francesca Frustaci

Rezoning

From RA to RF to permit subdivision into approximately twelve (12) single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16119 - 110 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit subdivision into approximately twelve (12) 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 "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.R01-2890 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14597" pass its first reading.

RES.R01-2891 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. 14597" pass its second reading.

RES.R01-2892 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. 14597" be held at the
City Hall on January 21, 2002, at 7:00 p.m.

RES.R01-2893 Carried

NEWTON

4. 7900-0065-00

12486 - 68 Avenue

Citwest Consulting Ltd./K. Perkins and D. Ekroth

Rezoning

From RA to RF-12 to permit subdivision into approximately 11 single family small lots plus a common access lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 12486 - 68 Avenue.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to permit subdivision into approximately 11 single family small lots with a common lot for access.

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 (12) Zone (RF-12)" (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 requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;

- (e) registration of a Section 219 Restrictive Covenant to establish building envelopes on lots adjacent to the B.C. Hydro Right-of-Way; and
 - (f) registration of a Section 219 Restrictive Covenant for landscaping and no parking enforcement on proposed Lot 12. The covenant should address the provision of a security to ensure installation of landscaping identified in the landscaping plan approved by the City.
3. Council pass a resolution to amend West Newton Local Area Plan to redesignate the land from "Institutional" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R01-2894

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14598" pass its first reading.

RES.R01-2895

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. 14598" pass its second reading.

RES.R01-2896

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. 14598" be held at the
 City Hall on January 21, 2002, at 7:00 p.m.

RES.R01-2897

Carried

5. **7900-0259-00**
13585 - 62 Avenue
Mainland Engineering Corporation/B.C. Muslim Association
 Rezoning
From RF and PA-1 to CD to permit a 1,044 square metre expansion to an existing religious assembly hall to permit a private elementary school with a maximum enrolment of 120 students.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13585 - 62 Avenue.

The applicant is proposing:

- a rezoning from RF and PA-1 to CD;

in order to permit the development of a 1,044 square metre (11,238 sq. ft) expansion to an existing religious assembly hall to school with a maximum enrollment of 120 students.

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) and "Assembly Hall 1 Zone (PA-1)" (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 issue prior to
 - (a) ensure that all engineering requirements and issues including road dedication, restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant to tie the proposed design and landscaping to the land. The covenant should also address the provision of adequate securities to ensure installation of landscaping; and
 - (e) registration of a Section 219 Restrictive Covenant to restrict vehicular access to 62 Avenue only.
3. Council pass a resolution to amend the Newton Local Area Plan to redesignate the lands from "Urban Residential/Retail Commercial" to "Institutional" when the project is considered for final adoption.

RES.R01-2898

Carried

Councillor Villeneuve entered the meeting at 4:59 p.m.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14599" pass its first reading.
 RES.R01-2899 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. 14599" pass its second reading.
 RES.R01-2900 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. 14599" be held at the
 City Hall on January 21, 2002, at 7:00 p.m.
 RES.R01-2901 Carried

6. **7901-0030-00**
7619 and 7635 - 144 Street
Hunter Laird Engineering Ltd./Satish and Praksh Kaur Kumar
 Rezoning
From RA and RF to RF-G to permit subdivision into 9 single family lots and an open space lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 7619 and 7635 - 144 Street.

The applicant is proposing:

- a rezoning from RF and RA to RF-G

in order to permit the development of 9 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 property from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential Zone

(RF)" (By-law No. 12000) to "Single Family Residential Gross Density Zone (RF-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;
 - (c) input from the Ministry of Environment;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) completion of the proposed road exchange.

RES.R01-2902

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14600" pass its first reading.

RES.R01-2903

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. 14600" pass its second reading.

RES.R01-2904

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. 14600" be held at the
 City Hall on January 21, 2002, at 7:00 p.m.

RES.R01-2905

Carried

SOUTH SURREY

7. 7998-0245-00

3407, 3427 and 3439 King George Highway

Clarence Arychuk, Hunter Laird Engineering/Wolfgang Michael Lytttek, Nobuko Lytttek, Norman James Leang and Pamela Esmonde Mary Leang
Rezoning/Development Variance Permit

Rezone from RA and PA-2 to RF-12 to permit the development of 59 single family small lots. Development Variance Permit to reduce the minimum required front yard setback on proposed lots 25 through 34 from 6 m to 4 m.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 3407, 3427, and 3439 King George Highway.

The applicant is proposing:

- a rezoning from RA and PA-2 to RF-12;
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 4.0 metres (13 ft.) for proposed lots 25 through 34 inclusive.

in order to permit the development of 59 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.

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council file Zoning Amendment By-law No. 13741 and Zoning Amendment By-law No. 13414.
2. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000 and "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7998-0245-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 4 metres (13 ft.) for proposed lots 25 through 34 inclusive.

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;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) input from the Heritage Advisory Committee (HAC);
 - (f) registration of a Section 219 Restrictive Covenant to establish a 12.0 metre (39 ft.) wide landscape area (on average) with appropriate building setback parallel to King George Highway on proposed lots 24 through 31 inclusive;
 - (g) registration of a Section 219 Restrictive Covenant to establish a 4.0 metre (13 ft.) wide landscape area with appropriate building setback parallel to 34 Avenue on proposed lots 32 through 34 inclusive;
 - (h) registration of a Section 219 Restrictive Covenant to establish a 5.0 metre (16 ft.) wide landscape area with appropriate building setback parallel to 34 Avenue on proposed lots 35 through 38 inclusive; and
 - (i) completion of the proposed road exchange/closure at 34 Avenue and King George Highway.

RES.R01-2906

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, 1999, No. 13741" be filed.

RES.R01-2907

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1998, No. 13414" be filed.
 RES.R01-2908 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14601" pass its first reading.
 RES.R01-2909 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. 14601" pass its second reading.
 RES.R01-2910 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. 14601" be held at the
 City Hall on January 21, 2002, at 7:00 p.m.
 RES.R01-2911 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL (Cont'd.)

NEWTON

8. **7901-0233-00**
14413 and 14467 - 72 Avenue
Sukhi Sanghe/Jack G. and Marlene J. Bonar and The Board of School
Trustees of School District No. 36 (Surrey)
NCP Amendment/Rezoning/Development Permit/Development Variance
Permit
Rezone from RA to C-5 and RF and Development Permit to permit 3,397 sq.m.
commercial plaza and 2 single family lots. Development Variance Permit to vary
the minimum south and west setbacks from 7.5 m to 4.5 m.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plant, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 14413 and 14467 - 72 Avenue.

The applicant is proposing:

- an NCP amendment from "Multiple Residential (Townhouse)" to "Commercial";
- a rezoning from RA to C-5;
- a rezoning from RA to RF;
- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - reduce the required south and west setbacks from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the proposed corner building.

in order to permit the development of a 3,397 square metre (36,567 sq. ft.) commercial plaza plus 2 single family lots.

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

Council discussed the proposal with the developers and architect. Discussion included the holding of another public information meeting, buffering, CPTED concerns, proposed tenants, and vacancies in neighbouring developments.

Councillor Higginbotham entered the meeting at 5:07 p.m.

It was

Moved by Councillor Watts
 Seconded by Councillor Hunt
 That:

1. a By-law be introduced to rezone a portion of the property ("Block A") from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone a portion of the property ("Block B") from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" and a date for Public Hearing be set.
3. Council approve Development Variance Permit No. 7901-0233-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south and west yard setbacks of the C-5 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
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;
- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) registration of a Section 219 Restrictive Covenant to limit the hours of operation of commercial establishments from between 7:00 a.m. to midnight;
- (f) registration of a Section 219 Restrictive Covenant to restrict "convenience store" establishments and "neighbourhood pub" uses on the subject site;
- (g) discharge of a reciprocal access easement that exists between the subject lots and the Townhouse property ("Chimney Ridge") to the north; and
- (h) re-evaluate the location/necessity of the walkway identified in the East Newton North NCP impacting this site in light of the proposed NCP amendment, neighbourhood concern for a walkway connecting commercial and residential lands and the impact on a significant stand of coastal redwood trees along 72 Avenue.

5. Council pass a resolution to amend East Newton North NCP to redesignate the land from "Multiple Residential (Townhouse)" to "Neighbourhood Commercial" when the project is considered for final adoption.

During discussion on the matter Councillor Hunt left the meeting at 5:08 p.m. and returned at 5:14 p.m.

RES.R01-2912

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14602" pass its first reading.

RES.R01-2913

Carried

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

It was
 Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14602" pass its second reading.
 RES.R01-2914 Carried

It was then
 Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14602" be held at the
 City Hall on January 21, 2002, at 7:00 p.m.
 RES.R01-2915 Carried

C. CORPORATE REPORTS

1. The Corporate Report under date of December 20, 2001 was considered and dealt with as follows:

Item No. L009 Development Permit and Development Variance Permit for
 9985 Grace Road
 File: 7900-0166-00

The General Manager, Planning & Development submitted a report concerning a Development Permit and a Development Variance Permit at 9985 Grace road.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

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

1. Receive this report as information; and
2. Approve the attached Development Permit No. 7900-0166-00 (Appendix I), 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.R01-2916 Carried with Councillor Bose and
 Villeneuve Against

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Official Community Plan By-law, 1983, No. 7600, No. 223 Amendment By-law, 1996, No. 12773"

2392-0306-00 - Hardy Baxter, Richard Carabetta, Ronald Wiseman,
Roy Stacey, Ralph Stacey, Semiahmoo Enterprises Ltd.

To authorize the redesignation of the properties at 2010, 2022, 2032, 2042, 2052, 2064 & 2070 - 152 Street, and 15231 & 15265 - 20 Avenue from "Urban (URB)" to "Town Centre (TCR)".

Approved by Council: February 6, 1996

- * Planning & Development advise that (reference memorandum dated December 3, 2001 in by-law back-up) By-law Nos. 12773 and 12774 should be filed as the files have been inactive for five years and the applicant has not responded to the registered letter sent on November 13, 1997 advising that unless outstanding requirements were addressed the file would be closed.

It was

Moved by Councillor Hunt
Seconded by Councillor Steele

That "Surrey Official Community Plan
By-law, 1983, No. 7600, No. 223 Amendment By-law, 1996, No. 12773" be filed.

RES.R01-2917

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No 12774"

5692-0306-00 - Hardy Baxter, Richard Carabetta, Ronald Wiseman,
Roy Stacey, Ralph Stacey, Semiahmoo Enterprises Ltd.

R-F (BL 5942) to CD (BL 12000) - 2010, 2022, 2032, 2042, 2052, 2064 &
2070 - 152 Street, and 15231 & 15265 - 20 Avenue - to allow
development of a mixed-use project of approximately 265 residential units
and 24,000 square feet of office/retail space.

Approved by Council: February 6, 1996

- * Planning & Development advise that (reference memorandum dated December 3, 2001 in by-law back-up) By-law Nos. 12773 and 12774 should be filed as the files have been inactive for five years and the applicant has not responded to the registered letter sent on November 13, 1997 advising that unless outstanding requirements were addressed the file would be closed.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1996, No 12774" be filed.

RES.R01-2918

Carried

- 3. "Surrey Official Community Plan By-law, 1983, No. 7600, No. 187 Amendment By-law, 1993, No. 12094"

2391-0104-00 - City of Surrey Sunshine Shopping Centre Ltd., Karl Reuter,
Christa Reuter, Thomas Reuter

To authorize the redesignation of a Portion of 5365 - 136A Street, Portion of
13769, 13809, 13843, 13859 & 14011 Colebrook Road, and a Portion of
13910 Trites Road from "Agricultural (AGR)" to "Suburban (SUB)."

Approved by Council: October 26, 1993

- * Planning & Development advise that (reference memorandum dated December 3, 2001 in by-law back-up) By-law Nos. 12094, 12095 and 12096 should be filed as a portion of the application has been completed without the need for an Official Community Plan Amendment as the proposed uses were accommodated within the existing OCP designation on the site. The balance of the lands have been purchased by the City of Surrey. This application has been inactive for some time.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Item number 3. "Surrey Official
 Community Plan By-law, 1983, No. 7600, No. 187 Amendment By-law, 1993,
 No. 12094", Item number 4. "Surrey Official Community Plan By-law, 1983,
 No. 7600, Text No. 131 Amendment By-law, 1993, No. 12095" and Item number
 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993,
 No. 12096" be referred back to staff.

RES.R01-2919

Carried

4. "Surrey Official Community Plan By-law, 1983, No. 7600, Text No. 131
 Amendment By-law, 1993, No. 12095"

2391-0104-00 - City of Surrey Sunshine Shopping Centre Ltd., Karl Reuter,
 Christa Reuter, Thomas Reuter

To amend Chapter 4, Section C, to declare a Portion of 5365 - 136A Street,
 Portion of 13663, 13769, 13809, 13843, 13859, 14011 Colebrook Road, Portion
 of 13910 Trites Road, All of 14091, 14149 & 14311 Colebrook Road, and Portion
 of 5353 King George Highway as Development Permit Area LVIII.

Approved by Council: October 26, 1993

- * Planning & Development advise that (reference memorandum dated
 December 3, 2001 in by-law back-up) By-law Nos. 12094, 12095 and 12096
 should be filed as a portion of the application has been completed without the
 need for an Official Community Plan Amendment as the proposed uses were
 accommodated within the existing OCP designation on the site. The balance of
 the lands have been purchased by the City of Surrey. This application has been
 inactive for some time.

By-law No. 12095 was referred back to staff.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 12096"

5691-0104-00 - City of Surrey Sunshine Shopping Centre Ltd., Karl Reuter,
 Christa Reuter, Thomas Reuter

A-3 & R-1 to CPG & RH - Portion of 5365 - 136A Street, Portion of
 13663, 13769, 13809, 13843 & 13859 Colebrook Road, All of 14091,
 14149 & 14311 Colebrook Road, All of 5353 & 5415 King George
 Highway, All of 14011 Colebrook Road, All of 13910 Trites Road, and
 All of 14026 Trites Road - to permit the development of an 18-hole golf
 course and subdivision into approximately 63 half-acre single family
 residential lots.

Approved by Council: October 26, 1993

- * Planning & Development advise that (reference memorandum dated December 3, 2001 in by-law back-up) By-law Nos. 12094, 12095 and 12096 should be filed as a portion of the application has been completed without the need for an Official Community Plan Amendment as the proposed uses were accommodated within the existing OCP designation on the site. The balance of the lands have been purchased by the City of Surrey. This application has been inactive for some time.

By-law No. 12096 was referred back to staff.

FINAL ADOPTIONS

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14413"

7900-0142-00 - Gary and Jennifer Schafer

RA (BL 12000) to RF (BL 12000) & RF-SS (BL 12000) - **Block A** - to RF (BL 12000) Portion of 14414 - 116A Avenue; **Block B** - to RF-SS (BL 12000) Portion of 14414 - 116A Avenue and Portion of 116A Avenue Right-of-Way, and **Block C** - to RF (BL 12000) Portion of 14414 - 116A Avenue, Portion of 116A Avenue Right-of-Way and Portion of Lane to the South.

To permit subdivision of the site into approximately two lots and the retention of the existing dwelling that contains a secondary suite.

Approved by Council: May 7, 2001

- * Planning & Development advise that (reference memorandum dated December 3, 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. 14413" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2920

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12957"

5692-0639-00 - Sukhchan Singh Gill, Foxgrove Projects Inc., All Weather Land Development Ltd. - all c/o LDM Services Ltd. (Erroll Freeman)

R-1 & RS (BL 5942) to RF (BL 12000) - 6838 & 6860 - 150 Street - to allow for the development of approximately 25 single family lots.

Approved by Council: October 22, 1996

- * Planning & Development advise that (reference memorandum dated December 4, 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 December 9, 1996. 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 servicing constraints within the area which have now been resolved.

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 1996, No. 12957" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2921

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14389"

7900-0362-00 - Sheila Hubert, Thomas and Sjoukje Van Der Meer,
c/o Hunter Laird Engineering Ltd. and
Rosemary Developments Ltd.

A-1 (BL 12000) to RA (BL 12000) and RF-G (BL 12000) - **Area A** to RF-G - Portions of 15342 and 15394 - 36 Avenue, **Area B** to RA - Portions of 15342 and 15394 - 36 Avenue to permit the development of 30 Compact Single Family lots and retain the proposed RA lot for future development.

Approved by Council: April 23, 2001

- * Planning & Development advise that (reference memorandum dated December 5, 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 Rosemary Heights Central Neighbourhood Concept Plan to redesignate a portion of the site from Townhouse to Compact Single Family, as shown on the attached plan in by-law back-up.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Rosemary Heights Central
 Neighbourhood Concept Plan be amended to redesignate a portion of the site from
 Townhouse to Compact Single Family.

RES.R01-2922

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14389" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2923

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14465"

7901-0132-00 - Lakeridge Enterprises Ltd., c/o Ron Marr

A-1 (BL 12000) to RF (BL 12000), RH-G (BL 12000) and RH (BL 12000) - 8350 - 170 Street - to allow a residential subdivision consisting of approximately 12 single family lots, 10 half-acre gross density lots, and 2 half-acre lots.

Approved by Council: July 9, 2001

- * Planning & Development advise that (reference memorandum dated December 3, 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.

- * At the July 23, 2001 Regular Council-Public Hearing, Council passed the following resolution:

"That Planning staff review the issues which were raised regarding the residential subdivisions at the Public Hearing for By-law 14465, particularly landscaping on the ridge."

Planning & Development address concerns regarding the widening of 170A Street South of the site, construction-related traffic, and landscaping (see memorandum dated December 3, 2001 for further details). In summary, the applicants are proposing to install 3 trees per RF lot and 5 trees per half-acre and half-acre gross density lots for a total of 96 trees. Boulevard trees will also be installed, bringing the average number of trees per lot to 8 so that over time, the subject site will be a significantly vegetated area.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14465" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2924

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14200"

5693-0359-00 - The B.C. Muslim Association, c/o Studio Senbel
Architecture & Design

RA (BL 12000) & PA-1 (BL 12000) to PA-2 (BL 12000) -
7220 - 124 Street, 12407 & 12423 - 72 Avenue - to permit the
development of a regional scale religious assembly hall with a private
school.

Approved by Council: December 4, 2000

- * At the December 4, 2000 Regular Council-Land Use meeting, Council instructed staff to resolve the following issue prior to final adoption:
"establishment of a reciprocal parking agreement between the applicant and the church located at 7147 - 124 Street to provide for an additional 43 parking stalls during peak hours of use."

In response, Planning and Development advise that (reference memorandum dated December 7, 2001 in by-law back-up) the design of the proposed religious assembly hall (mosque) building has been revised to provide an additional 22 parking stalls (total of 68) in an underground parking structure on-site. The parking provided meets the Zoning By-law requirements for a "Church" and "Private School", therefore, the reciprocal parking agreement involving the adjacent church as a condition of final approval is no longer required.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14200" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2925

Carried

- 11. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 51 Amendment
By-law, 2001, No. 14492"

7901-0154-00 - Rezco Enterprises Inc., c/o Richard Pazdzierski,
Rezco Enterprises Inc.

To authorize the redesignation of a portion of the property located at
10095 - 179 Street from Suburban (SUB) to Industrial (IND).

Approved by Council: July 23, 2001

This by-law in proceeding in conjunction with By-law 14493.

Note: See Development Permit No. 7901-0154-00, Clerk's Report Item I.1(b) of
this addendum agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 51 Amendment By-law, 2001, No. 14492" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R01-2926

Carried

- 12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14493"

7901-0154-00 - Rezco Enterprises Inc., c/o Richard Pazdzierski,
Rezco Enterprises Inc.

RA (BL 12000) & IL (BL 12000) to IL (BL 12000) - 10095 - 179 Street -
to permit the development of a new industrial building.

Approved by Council: July 23, 2001

This by-law in proceeding in conjunction with By-law 14492.

Note: See Development Permit No. 7901-0154-00, Clerk's Report Item I.1(b) of
this addendum agenda.

- * Planning & Development advise that (reference memorandum dated December 7, 2001 in by-law back-up) the applicant has been negotiating with the Ministry of Water, Land & Air Protection and the Department of Fisheries & Oceans with respect to the details of the restrictive covenant for creek preservation. In order to facilitate the applicant's construction schedule for the proposed building, the applicant and the Ministry of Water, Land & Air Protection agreed to the registration of a no-build restrictive covenant to prohibit any building, structures or any paving on the portion of the site west of the existing concrete block retaining wall located on the east side of the creek, as an interim measure until the restrictive covenant for creek preservation is achieved. This no-build restrictive covenant will remain on title until an agreement has been reached between the property owner and the Ministry of Water, Land & Air Protection and Department of Fisheries & Oceans. A letter of undertaking from the applicant's solicitor was received to register the no-build restrictive covenant at the Land Title Office.

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2001, No. 14493" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2927

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7997-0151-00**
Hubert Culham Architect & Planner (Hubert Culham)/
Taha Enterprises Inc.
 16795 - 96 Avenue

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

"That Development Permit No. 7997-0151-00 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 Hunt
Seconded by Councillor Higginbotham
That Development Permit

No. 7997-0151-00 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.R01-2928

Carried

- (b) **Development Permit No. 7901-0154-00**
Rezco Enterprises Inc., c/o Richard Pazdzierski,
Rezco Enterprises Inc.
10095 - 179 Street

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

"That Development Permit No. 7901-0154-00 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-laws 14492 & 14493, H.11 & H.12 of this addendum agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Permit

No. 7901-0154-00 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.R01-2929

Carried

J. ADJOURNMENT

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

meeting do now adjourn.

RES.R01-2930

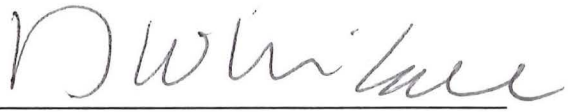
Carried

The Regular Council- Land Use meeting adjourned at 5:23 p.m.

Certified Correct:



Acting City Clerk



Mayor