



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MARCH 25, 2002
Time: 4:30 p.m.

Present:

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

Absent:

Councillor Eddington
Councillor Watts

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL

CLOVERDALE

- 1. 7901-0210-00**
6480 - 152 Street & 15683 - 64 Avenue
Jason Cole, Coles Contracting - 20/20 Concepts/
Homa Alavi
ALR

To seek Council authorization to forward the subdivision application to the Land Reserve Commission.

The General Manager of Planning & Development submitted a report concerning an application to the Agricultural Land Reserve on properties located at 6480 - 152 Street and 15683 - 64 Avenue.

The applicant is proposing:

- a Subdivision within ALR under Section 22(2) of the ALC Act

and is seeking Council approval to forward the application to the Land Reserve Commission for consideration.

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 request to forward the application to the Land Reserve Commission.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) approval from Land Reserve Commission.

Before the question was called, Councillor Bose asked that item (c) be divided from the main motion.

The Chair indicated that item (c) would be divided.

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

RES.R02-567 Carried

The Chair advised that the following portion of the motion was on the table:

- (c) registration of a Section 219 Restrictive Covenant to specifically prohibit the registered owner from seeking exclusion of the lands from the Agricultural Land Reserve for a period of 5 years; and

RES.R02-568 Carried with Councillor Bose against

FLEETWOOD/GUILDFORD

2. **7901-0238-00**
10375 - 176 Street
R. & S. Transportation (Art Wong)/Ap Tire Services Ltd.
Development Permit/Development Variance Permit
Development Permit to regulate site improvements and landscaping.
Development Variance Permit to relax the building and on-site paved surface requirements, to allow for a truck parking facility.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10375 - 176 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to relax the requirement in Part 4 General Provisions, to allow an industrial land use without the construction of a building; and
 - to vary the on-site surface requirements for parking areas in Part 5 Off-Street Parking and Loading/Unloading, from asphalt, concrete or similar pavement, to allow gravel surface

in order to permit the development of a truck parking facility.

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. 7901-0238-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7901-0238-00, varying the following, to proceed to Public Notification:
 - (a) to relax the requirement in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, to allow an industrial land use without the construction of a building; and
 - (b) to vary the on-site surface requirements for parking areas in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000 from asphalt, concrete or similar pavement to gravel surface.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) compliance with the streamside protection guidelines for an existing creek along the west property line to the satisfaction of the Ministry of Water, Land and Air Protection;
- (c) submission of a revised landscaping plan and adequate bonding to the specifications and satisfaction of the City Landscape Architect; and
- (d) issuance of Development Variance Permit No. 7901-0238-00.

RES.R02-569

Carried**3. 7901-0250-00****15950 Fraser Highway****Michael J. Anderson, O & Y Enterprise/****Investors Group Trust Co. Ltd. Inc. No. A33060 (In Trust)**

Development Permit/Development Variance Permit

*Development Permit to regulate the design and siting of two free-standing signs.**Development Variance Permit to vary the Sign By-law to relax the maximum copy area for one sign and the height for both signs.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 15950 Fraser Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - to relax the maximum height of a free-standing sign from 3.6 metres (12 ft.) to 7.6 metres (25 ft.) and the maximum copy area from 50% to 54.5% of the sign area; and
 - to relax the maximum height of a second free-standing sign from 3.6 metres (12 ft.) to 4.3 metres (14 ft.)

in order to permit the two proposed signs on the subject site (Fleetwood Park Village Shopping Centre).

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 Villeneuve
Seconded by Councillor Tymoschuk
That:

1. Council authorize staff to draft Development Permit No. 7901-0250-00 generally in accordance with the attached drawings (Appendix II); and
2. Council approve Development Variance Permit No. 7901-0250-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) To vary the Sign By-law to increase the maximum height of a free-standing sign from 3.6 metres (12 ft.) to 7.6 metres (25 ft.) and to increase the copy area from a maximum of 50% of the sign area to 54.5% of the sign area; and
 - (b) To vary the Sign By-law to increase the maximum height of a second free-standing sign from 3.6 metres (12 ft.) to 4.3 metres (14 ft.).

RES.R02-570

Carried

4. 7902-0041-00
19585 - 96 Avenue
Galaxie Signs Ltd./Bomar Investments
Development Permit

To allow one free-standing sign on a multi-tenant industrial site.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19585 - 96 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit one free-standing sign on a multi-tenant industrial site.

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 Higginbotham
Seconded by Councillor Tymoschuk
That:

1. Council approve the attached Development Permit No. 7902-0041-00 (Appendix IV), 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.R02-571

CarriedNEWTON

5. **7901-0271-00**
13790 - 72 Avenue
Mr. Brent Sawchyn, Anterra Retail Properties Ltd. and
Mr. Scott Douglas and Mr. Jacques Vrignon, Kasian Kennedy Architecture
Interior Design/337805 B.C. Ltd. (Inc. No. 337805) and Newton Shopping
Plaza (Inc. No. 424432C)
Development Permit
To allow the expansion of 1,010 square metres (10,872 sq.ft.) of the existing Safeway at Newton Town Centre.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13790 - 72 Avenue.

The applicant is proposing:

- a Development Permit

in order to allow for the development of an expansion of 1,010.32 square metres (10,875.35 sq.ft.) to the existing Safeway.

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 Steele
Seconded by Councillor Tymoschuk
That:

1. Council authorize staff to draft Development Permit No. 7901-0271-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering Department; and
- (b) registration of a Section 219 Restrictive Covenant requiring that the northeast corner of Building C be chamfered before approval for future tenant improvement is granted (Appendix VII).

RES.R02-572

Carried**SOUTH SURREY****6. 7902-0044-00****2293 King George Highway****John Ball and Sharon Chouinard/Spring Lake Ventures Inc.**

Development Permit

To amend Development Permit No. 7900-0269-00 by modifying the design and height of the approved free-standing sign.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 2293 King George Highway.

The applicant is proposing:

- to amend Development Permit No. 7900-0269-00 (at 2293 King George Highway) by modifying the design and height of an approved free-standing sign

in order to put up a 7.5 (25 ft.) free-standing.

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 Higginbotham

Seconded by Councillor Steele

That:

1. Council approve the attached Development Permit No. 7902-0044-00 (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.R02-573

Carried

SURREY CITY CENTRE/WHALLEY

7. **7900-0308-00**
10416 King George Highway
J.H. (Jim) Lodge, Esso/172965 Canada Ltd. (Inc. No. 33434A)
Rezoning/Development Permit
Rezone from CG-1 and CHI to CD to permit the redevelopment of an existing gasoline service station.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 10416 King George Highway.

The applicant is proposing:

- a rezoning from CG-1 and CHI to CD; and
- a Development Permit

in order to permit the redevelopment of an existing gasoline service 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 Steele
Seconded by Councillor Higginbotham
That:

1. a By-law be introduced to rezone the property from "Self-Service Gasoline Station Zone (CG-1)" (By-law No. 12000) and "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0308-00 in accordance with the attached drawings (Appendix II).
3. 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) dedication of a 1.15-metre (3.7 ft.) wide strip of land along 104 Avenue for future road widening; and

- (c) dedication of a for a 5 m x 5 m (16 ft. x 16 ft.) corner cut at the intersection of King George Highway and 104 Avenue.

RES.R02-574

Carried

It was

Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14662" pass its first reading.

RES.R02-575

Carried

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

It was

Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14662" pass its second reading.

RES.R02-576

Carried

It was then

Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14662" be held at the
 City Hall on April 22, 2002, at 7:00 p.m.

RES.R02-577

Carried

8. 7901-0303-00

9850 King George Highway

Bert Hick, Rising Tide Consultants/Oakway Holdings Ltd.

Development Permit/Development Variance Permit/Liquor Permit

Development Permit to expand the existing patio and for an additional free-standing sign; Development Variance Permit to vary sign location; and to permit an increase in seating in the existing hotel pub and patio.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit, a Development Variance Permit, and a Liquor Permit application on property located at 9850 King George Highway.

The applicant is proposing:

- a Development Permit;
- increase in licensed seating; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - to vary the distance between free-standing signs; and
 - to vary the location of the free-standing sign from the property line

in order to permit an increase in seating in the existing hotel pub and the existing patio, to expand the outdoor patio, and to erect an additional free-standing sign at the Days Hotel in Surrey City Centre.

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

Delegation:

Steven Casson, representative for the developer, explained that they are committed to making the hotel look as aesthetically pleasing as possible which would include hanging baskets and installing railing to landscape the outdoor patio.

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

1. Council resolve, after considering the potential effects of the proposed increase to licensed seating capacity including community impact, traffic, noise, access and parking to support a patron capacity increase for the Class A pub from 280 to 385 and for the outdoor portion from 40 to 96 for the Days Hotel-Surrey Centre at 9850 King George Highway.
2. Council request the General Manager of the Liquor Control and Licensing Branch, that as a condition of approval, require the owner to submit a building permit application to the City of Surrey with a revised seating plan with the increased patron seating capacity that demonstrates compliance with the B.C. Building Code and Fire Code.
3. Council authorize the Acting City Clerk to advise the General Manager of the Liquor Control and Licensing Branch in writing of Council's resolution to approve the increased seating capacity.
4. Council authorize staff to draft Development Permit No. 7901-0303-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7901-0303-00, varying the following provisions of Sign By-law, 1999, No. 13656 to proceed to Public Notification:
 - (a) to reduce the minimum setback from the western lot line for a free-standing sign from 2.0 metres (6.6 ft.) to zero; and
 - (b) to reduce the minimum distance between free-standing signs on the same lot from 30 metres (100 ft.) to 16 metres (52 ft.).

RES.R02-578

Carried with Councillor Hunt against

RESIDENTIAL/INSTITUTIONAL**CLOVERDALE****9. 7902-0031-00****6709, 6721 and 6735 - 184A Street****Hunter Laird Engineering Ltd./8828 Investments Ltd. and
Carly Brooke Eliades**

Development Variance Permit

To increase the total horizontal length of the allowable encroachment within the side yard setback of 3 small single family lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 6709, 6721 and 6735 - 184A Street.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to vary the definition of "setback" to increase the total horizontal length of encroachments within one side yard setback, from 2.4 metres (8 ft.) to 3.5 metres (11 ft. 6 in.)

in order to accommodate an optional built-in wall unit within 3 single family dwellings.

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 Higginbotham
Seconded by Councillor Hunt
That:

1. Council approve Development Variance Permit No. 7902-0031-00, varying the following, to proceed to Public Notification:
 - (a) To vary the definition of "setback" in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended to increase the maximum horizontal length of encroachments of hutches and bay or boxed windows into the side yard for one side yard only, from 2.4 metres (8 ft.) to 3.5 metres (11 ft. 6 inches).

RES.R02-579

Carried

FLEETWOOD/GUILDFORD**10. 7999-0147-00****16129 - 110 Avenue****Dennis Wiemken/Sajjan Singh Sandhu & Rajperinder Kaur Sandhu**

Rezoning

From RA to RF to permit development of a two-phased subdivision with Phase I consisting of approximately 8 single family lots plus a remainder lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16129 - 110 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the development of a two-phased subdivision with Phase I consisting of approximately 8 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 Higginbotham

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;
 - (c) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 9 until future subdivision of Phase II; and
 - (d) registration of a Section 219 Restrictive Covenant to prohibit any tree removal on proposed Lot 9 until future subdivision of Phase II is approved.

RES.R02-580

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 Higginbotham
Seconded by Councillor Hunt
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;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) registration of two Section 219 Restrictive Covenants for "no build" on the eastern portions of proposed Lots 5 and 6 until future consolidation with the adjacent properties (15555 - 109 Avenue and proposed Lot 4); and
 - (f) removal of accessory buildings.

RES.R02-584

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14664" pass its first reading.

RES.R02-585

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14664" pass its second reading.

RES.R02-586

Carried

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14664" be held at the
 City Hall on April 22, 2002, at 7:00 p.m.

RES.R02-587

Carried**12. 7901-0331-00****9010 - 158 Street, 8987 - 160 Street and Portion of 9055 - 160 Street****Mr. Marten van Huizen/****Elim Housing Society and Burnaby Lake Greenhouses Ltd.**

Tenancy Agreement

*Establish a by-law as per the Residential Tenancy Act in order to allow long-term
 occupancy in excess of 20 years for existing and proposed seniors housing units
 in an approved seniors housing development.*

The General Manager of Planning & Development submitted a report concerning
 a Tenancy Agreement on properties located at 9010 - 158 Street,
 8987 - 160 Street and a portion of 9055 - 160 Street.

The applicant is proposing:

- to establish a by-law in accordance with the *Residential Tenancy Act*

in order to allow long term occupancy, in excess of 20 years, for existing and
 proposed housing units in an approved seniors housing development project.

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

It was
 Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That a By-law be introduced to allow a
 Tenancy Agreement for a term exceeding 20 years.

RES.R02-588

Carried

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Tenancy Agreement By-law
 2002, No. 14665" pass its first reading.

RES.R02-589

Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Tenancy Agreement By-law
 2002, No. 14665" pass its second reading.
 RES.R02-590 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Tenancy Agreement By-law
 2002, No. 14665" pass its third reading.
 RES.R02-591 Carried

- 13. 7901-0341-00**
8080 - 156 Street
Richard Brooks, H.Y. Engineering Ltd./
Kanwalpreet Kaur Khatra and Baljinder Singh Khatra
 Rezoning
From RA to RF to permit subdivision with the adjacent property into three single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 8080 - 156 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit consolidation and subdivision with the adjacent property into three 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 Higginbotham
 Seconded by Councillor Hunt
 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;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (d) payment of amenity contributions in accordance with the Fleetwood Town Centre Neighbourhood Concept Plan.

RES.R02-592

Carried

It was

Moved by Councillor Higginbotham
Seconded by Councillor Hunt

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14666" pass its first reading.

RES.R02-593

Carried

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

It was

Moved by Councillor Higginbotham
Seconded by Councillor Hunt

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14666" pass its second reading.

RES.R02-594

Carried

It was then

Moved by Councillor Higginbotham
Seconded by Councillor Hunt

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14666" be held at the City Hall on April 22, 2002, at 7:00 p.m.

RES.R02-595

Carried**14. 7901-0343-00****11080 and 11120 - 154 Street****Richard Brooks/William and Agatha Bissett and Bobby and Judith Ogdon****Rezoning/Development Variance Permit**

Rezone from RA to RF to allow subdivision into approximately twelve (12) single family lots. Development Variance Permit to relax the minimum rear yard setback in order to retain an existing home on proposed Lot 2.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 11080 and 11120 - 154 Street.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following regulations of the RF Zone:
 - reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 2

in order to permit subdivision into approximately twelve (12) single family lots and retain an existing

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 Bose
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 approve Development Variance Permit No. 7901-0343-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone for proposed Lot 2 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).
3. 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;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) approval of Development Variance Permit No. 7901-0343-00.

RES.R02-596

Carried

It was Moved by Councillor Higginbotham
 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 approve Development Variance Permit No. 7901-0344-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone for proposed Lot 2 from 7.5 metres (25 ft.) to 4.55 metres (15 ft.).
3. 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;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) approval of Development Variance Permit No. 7901-0344-00.

RES.R02-600

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14668" pass its first reading.

RES.R02-601

Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14668" pass its second reading.

RES.R02-602

Carried

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14668" be held at the
 City Hall on April 22, 2002, at 7:00 p.m.

RES.R02-603

Carried**16. 7902-0018-00****15433 - 112 Avenue****Frank Wilton or Roger Jawanda/Sandra, Charles, Bradley and
 Stephen Moon**

Rezoning

From RA to RF to allow subdivision into approximately four (4) single family lots.

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning on property located at 15433 - 112 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the development of four (4) 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 Villeneuve
 Seconded by Councillor Tymoschuk
 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;
 - (c) approval from the Ministry of Transportation; and

- (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R02-604

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14669" pass its first reading.

RES.R02-605

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14669" pass its second reading.

RES.R02-606

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14669" be held at the
 City Hall on April 22, 2002, at 7:00 p.m.

RES.R02-607

Carried**17. 7901-0346-00****16174 - 110 Avenue****Richard Brooks, H.Y. Engineering Ltd./John Saw-Chung and****Jan Wan Chen Chen**

Rezoning

From RA to RF to permit subdivision into approximately six (6) single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16174 - 110 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit subdivision into approximately six (6) 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 Tymoschuk
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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) removal of existing structures on the site;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 3 fronting 110 Avenue and proposed Lot 6 fronting 109A Avenue until future consolidation with the adjacent property (16212 - 110 Avenue).

RES.R02-608

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14670" pass its first reading.

RES.R02-609

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, 2002, No. 14670" pass its second reading.

RES.R02-610

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, 2002, No. 14670" be held at the
 City Hall on April 22, 2002, at 7:00 p.m.
 RES.R02-611 Carried

Councillor Hunt left the meeting at 4:42 p.m. due to a potential conflict of interest, as the applicant on Item 18 is his next door neighbour.

NEWTON

18. 7901-0345-00
15095 - 66A Avenue
H.Y. Engineering Ltd. (Richard Brooks)/Kenneth and Birthe Kucille
 Rezoning
From RA to RF to permit the subdivision into 12 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15095 - 66A Avenue.

The applicant is proposing:

- a rezoning from RA to 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 Higginbotham
 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.R02-612

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14671" pass its first reading.

RES.R02-613

Carried

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14671" pass its second reading.

RES.R02-614

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14671" be held at the
 City Hall on April 22, 2002, at 7:00 p.m.

RES.R02-615

Carried

Councillor Hunt returned to the meeting at 4:44 p.m.

SOUTH SURREY

19. 7901-0203-00

3484 - 150 Street

Hunter Laird Engineering Ltd. (Clarence Arychuk)/

3503 Investments Ltd.

NCP Amendment/Rezoning

NCP amendment from Townhouses and Cluster Housing to Single Family Residential Small Lots. Rezone from RA to CD to allow subdivision into approximately 18 single family residential small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an amendment to the Neighbourhood Concept Plan on property located at 3484 - 150 Street.

The applicant is proposing:

- an NCP amendment from Townhouse and Cluster Housing designation to Single Family Residential Small Lots;

- a rezoning from RA to CD;

in order to permit subdivision into approximately 18 single family residential small lots, ranging in size from 328 m² (3,531 sq.ft.) to 650 m² (6,997 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 Higginbotham
Seconded by Councillor Tymoschuk
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, dedications, 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) adherence to the Ministry of Land, Water and Air Protection guidelines.
3. Council pass a resolution to amend the Rosemary Heights West NCP to redesignate the land from Townhouse and Cluster Housing designation to Single Family Residential Small Lots designation (Appendix VII).

RES.R02-616

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14672" pass its first reading.

RES.R02-617

Carried

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

RES.R02-618 It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14672" pass its second reading.
Carried

RES.R02-619 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, 2002, No. 14672" be held at the
City Hall on April 22, 2002, at 7:00 p.m.
Carried

Council requested that staff provide Council with a brief review of the
Neighbourhood Concept Plan and the applications which are in stream.

- 20. 7901-0262-00**
3520, 3530, 3560 - 150 Street & 3501 - 152 Street
Hunter Laird Engineering Ltd. c/o Mr. Clarence Arychuk/
No. 221 Seabright Holdings Ltd. and City of Surrey
Rezoning/Development Permit
*Rezone from RS and RA to CD and Development Permit to allow the development
of approximately 19 detached strata homes.*

The General Manager of Planning & Development submitted a report concerning
an application for rezoning, and a Development Permit application on properties
located at 3520, 3530, 3560 - 150 Street and 3501 - 152 Street.

The applicant is proposing:

- a rezoning from RS and RA to CD;
- a Development Permit

to permit the development of approximately 19 detached strata homes.

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 Higginbotham
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the site identified as Area A and Area B
in Appendix VI from "Suburban Residential Zone (RS)" (By-law
No. 5942) and "One-Acre Residential Zone (RA)" (By-law No. 5942)
respectively to "Comprehensive Development Zone (CD)" (By-law
No. 12000) and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7901-0262-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issue 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) provision of a public right-of-access with or without vehicles on the drive isle within the development; and
 - (c) ensure that the Rosemary Heights West NCP is amended to redesignate the subject site from Cluster Housing designation to Townhouses or Cluster Housing designation.

RES.R02-620

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14673" pass its first reading.

RES.R02-621

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, 2002, No. 14673" pass its second reading.

RES.R02-622

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, 2002, No. 14673" be held at the
 City Hall on April 22, 2002, at 7:00 p.m.

RES.R02-623

Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of March 25, 2002 were considered and dealt with as follows:

Item No. L004

Proposed Neighbourhood Commercial Plaza at 14413 and
 14467 - 72 Avenue - By-law No. 14602

File: 7901-0233-00

The General Manager of Planning & Development submitted a report concerning a proposed neighbourhood commercial plaza at 14413 and 14467 - 72 Avenue.

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 Villeneuve
Seconded by Councillor Tymoschuk
That Council not consider "Surrey Zoning
By-law 1993, No. 12000, Amendment By-law, 2002, No. 14602" for third
reading.

RES.R02-624

Carried with Councillor Hunt,
Higginbotham and Mayor McCallum
against.

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13618"

7998-0131-00- Ronald M. Budd/Marie L. Budd/Byron J. Budd/Elizabeth A. Budd/Kevin W. Budd/Christine T. Budd/
Walter Kosowan/Patricia Whissell/City of Surrey, all c/o Town & Country Projects Ltd.

RF (BL 12000) to CD (BL 12000) - 15262, 15272, 15248, & 15260 - 18 Avenue - to allow the development of a 4-storey, 35-unit seniors' support housing project.

Approved by Council: December 7, 1998

- * Planning & Development advise that (reference memorandum dated March 8, 2002 in by-law back-up) By-law No. 13618 should be filed as the application has been inactive for 24 months and the applicant has not responded to the registered letter sent on December 21, 2001 advising that unless outstanding requirements were addressed within 30 days the file would be closed.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1998, No. 13618" be filed.

RES.R02-625

Carried

FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14605"

7901-0256-00 - Brock Dorward, Gayle Stephens and Bradley Martin,
c/o Aspen Estates Ltd. (Brock Dorward)

C-5 (BL 12000) to CD (BL 12000) - 12225 Beecher Street - to permit the development of a commercial building fronting Beecher Street and a coach house/garage fronting the flanking lane.

Approved by Council: January 7, 2002

Note: See Development Permit No. 7901-0256-00, Clerk's Report Item I.1.(a) of this agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14605" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-626

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14596"

7901-0071-00 - Jarnail S. Garcha, c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 6190 - 188 Street - to permit subdivision into approximately five single family lots.

Approved by Council: December 10, 2001

- * Planning & Development advise that (reference memorandum dated March 12, 2002 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 Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14596" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-627

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7901-0256-00**
Brock Dorward, Aspen Estates Ltd.
Brock Dorward, Gayle Stephens, Bradley Martin
 12225 Beecher Street

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

"That Development Permit No. 7901-0256-00 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 14605, H.2 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Development Permit
 No. 7901-0256-00 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.

RES.R02-628

Carried

- (b) **Development Permit No. 7997-0330-00**
Allen Concepts/M.P. Marine Enterprises Ltd.
10815 - 132 Street

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

"That Development Permit No. 7997-0330-00 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. 7997-0330-00 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.

RES.R02-629

Carried

- (c) **Development Permit No. 7900-0104-00**
JM Architecture & Interior Design (Joe Minten)/
545263 B.C. Ltd.
14325 and 14339 - 104 Avenue

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

"That Development Permit No. 7900-0104-00 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. 7900-0104-00 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.

RES.R02-630

Carried

J. OTHER COMPETENT BUSINESS

**1. Development Variance Permits
(Relaxations for Truck Parking Facilities)**

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That staff review the advisability and legal
basis for putting time limits on Development Variance Permits and report back to
Council.

RES.R02-631 Carried

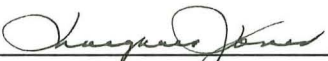
K. ADJOURNMENT

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Regular Council - Land Use
meeting do now adjourn.

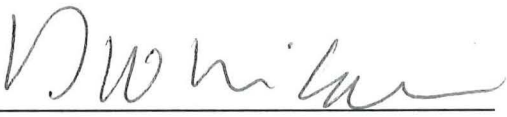
RES.R02-632 Carried

The Regular Council- Land Use meeting adjourned at 5:18 p.m.

Certified Correct:



Acting City Clerk



Mayor