



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, MAY 13, 2002  
Time: 4:20 p.m.

#### Present:

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

#### Absent:

Councillor Higginbotham

#### Councillors Entering Meeting as Indicated:

Councillor Bose

#### Staff Present:

Acting Manager - General Manager, Planning  
& Development  
Acting City Clerk  
General Manager, Engineering  
General Manager, Finance, Technology & HR  
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. **7900-0067-01**  
**17861 - 64 Avenue**  
**Mr. Ron Pearson/540362 B.C. Ltd.**  
Temporary Use Permit

*Renew existing TUP No. 7900-0067-00 to allow outdoor storage and sale of new and used building materials and use the existing single family dwelling as an office and caretaker's unit, for a second two-year period.*

The General Manager of Planning & Development submitted a report concerning an application to renew existing Land Use Contract No. 7900-0067-00 on property located at 17861 - 64 Avenue.

The applicant is proposing:

- renewal of Temporary Industrial Use Permit No. 7900-0067-00 for a second two-year period

to allow the continuation of outdoor storage and sale of new and used building materials and use of the existing single family dwelling for a caretaker's unit and office.

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. Council approve Temporary Industrial Use Permit No. 7900-0067-01 to proceed to Public Notification.
2. Council instruct staff to resolve the following issue 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.

RES.R02-959

Carried

### NEWTON

2. **7901-0295-00**  
**8704 - 120 Street**  
**C.C.P. Holdings Ltd. (Inc. No. 54315)**  
Development Variance Permit  
*To vary the Zoning By-law requirements for paving the parking area and vary the Subdivision and Development By-law for provision of sanitary sewer for a truck parking facility.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 8704 - 120 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - Surrey Zoning By-law, 1993, No. 12000, as amended, in Section 5(a) of Part 5 Off-Street Parking, the requirement that the truck parking area shall be surfaced with an asphalt, concrete or similar pavement is varied.
  - Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, in Part II - General Requirements Section 12(b), the requirement to provide sanitary sewer is varied.

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 Watts  
Seconded by Councillor Steele  
That:

1. Council approve Development Variance Permit No. 7901-0295-00, varying the following, to proceed to Public Notification:
  - (a) to vary the Zoning By-law requirement for paving the parking area with asphalt, concrete or similar pavement to allow gravel parking; and
  - (b) to vary the Subdivision and Development By-law requirement to provide sanitary sewer on Nordel Way only.
  
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) provision of a Section 219 Restrictive Covenant to prevent a truck wash, storage of waste petroleum fluids and vehicle maintenance on the lands; and
  - (b) provision of a Section 219 Restrictive Covenant to prevent the proposed truck parking facility to operate beyond two years from the date of the granting of the Development Variance Permit.

RES.R02-960

Carried with Councillor Eddington against.

3. **7902-0045-00**  
**7248 - 132 Street**  
**Andy Aadmi/Jogavindra Singh Khara and Manjit Kaur Khara**  
Rezoning/Development Permit  
*Rezone from RF to IL. Development Permit to permit the development of a two-storey industrial building and a car detailing building.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 7248 - 132 Street.

The applicant is proposing:

- a rezoning from RF to IL;
- a Development Permit;

in order to permit the development of a two-storey 309.91 m<sup>2</sup> (3,336 sq. ft.) industrial building and a 352 m<sup>2</sup> (3,790 sq. ft.) car detailing building.

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) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0045-00 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) 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 Restrictive Covenant restricting driveway access to 132 Street to right-in/right-out;
  - (e) registration of a reciprocal access and shared parking agreement between the subject site and the two adjacent properties to the south (13231 - 72 Avenue and 7228 - 132 Street); and
  - (f) registration of a Restrictive Covenant restricting operation of the automated car wash between the hours of 10:00 p.m. and 7:00 a.m.

RES.R02-961

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14701" pass its first reading.

RES.R02-962

Carried

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

RES.R02-963 It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14701" pass its second reading.  
Carried

RES.R02-964 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. 14701" be held at the  
City Hall on May 28, 2002, at 7:00 p.m.  
Carried

**4. 7902-0061-00**

**7680 Anvil Way**

**Mike Kondra/Celco Plastics Ltd.**

Development Variance Permit

To vary the north side yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.)  
to permit the expansion of an existing manufacturing plant.

The General Manager of Planning & Development submitted a report concerning  
an application for a Development Variance Permit on property located at  
7680 Anvil Way.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - the minimum side yard setback along the north property line is varied from 7.5 metres (25 ft.) to 6.7 metres (22 ft.).

in order to permit the expansion of an existing industrial building.

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

RES.R02-965 It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That:

1. Council approve Development Variance Permit No. 7902-0061-00,  
varying the following to proceed to Public Notification:

- (a) to reduce the required north side yard setback of the IL Zone from  
7.5 metres (25 ft.) to 6.7 metres (22 ft.).

RES.R02-965 Carried

**SURREY CITY CENTRE/WHALLEY**

5. **7996-0001-00**  
**10141 and 10175 Grace Road**  
**Fung & Associates, Rimark Consulting/Montague Holdings Ltd.**  
Development Permit  
*To permit the construction of a 6,393-square metre (68,816 sq.ft.) truck terminal facility.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 10141 and 10175 Grace Road.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 6,393-square metre (68,816 sq.ft.) truck terminal 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 Watts  
That:

1. Council authorize staff to draft Development Permit No. 7996-0001-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to 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) completion of rezoning application 7996-0001-00 to rezone the property from A-1 to IL.
  - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (d) submission of a subdivision plan to the satisfaction of the Approving Officer.

RES.R02-966

Carried

6. **7900-0355-00**  
**13553, 13571, 13572, 13568 and**  
**13562 - 87B Avenue; 13570 - 88 Avenue;**  
**and 8734 Tulsy Crescent East**  
**Mr. Oleg Verbenkov, Pacific Land Group/Anter and Nirmalpal Pamma**  
Land Use Contract Discharge/Rezoning/Development Permit/Development  
Variance Permit  
*Partial discharge of LUC No. 256; rezone from RF to C-5 and CD; Development  
Permit; & DVP to relax setback requirements of C-5 Zone to allow the  
development of a neighbourhood commercial centre with a gas station.*

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 256, a rezoning application, and applications for a Development Permit and Development Variance Permit.

The applicant is proposing:

- a partial Land Use Contract discharge;
- a rezoning from RF to C-5 and CD;
- a Development Permit; and
- a Development Variance Permit to vary the side and rear yard setback requirements of the C-5 Zone

to allow the development of a neighbourhood commercial centre with a gas station.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That:

Councillor Bose entered the meeting at 4:22 p.m.

1. a By-law be introduced to discharge a portion of Land Use Contract No. 256 and a date for Public Hearing be set (Appendix II).
2. a By-law be introduced to rezone a portion of the site shown as Block A from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).

3. a By-law be introduced to rezone a portion of the site shown as Block B from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing (Appendix IV).
4. Council authorize staff to draft Development Permit No. 7900-0355-00 generally in accordance with the attached drawings (Appendix V).
5. Council approve Development Variance Permit No. 7900-0355-00, varying the following, to proceed to Public Notification (Appendix VI):
  - (a) to reduce the minimum west side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft; and
  - (b) to reduce the minimum rear yard setback of the C-5 Zone (C-5)" from 7.5 metres (25 ft.) to 0.0 metre (0.0 ft.).
6. 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 landscape plans and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) registration of a cross easement agreement between proposed Lots 1 and 2 to secure shared driveways and parking;
  - (d) registration of a right-of-way across the site to allow public access;
  - (e) dedication of the required road right-of-way from the adjacent single family lot (Lot 182 Plan 51409) to allow construction of an additional 3.0-metre (10 ft.) wide right turn lane on 88 Avenue;
  - (f) approval by Council of a road exchange by-law; and
  - (g) submission of a subdivision plan to the satisfaction of the Approving Officer.



7. Council pass a resolution to amend the Whalley Local Area Plan to redesignate the site from Urban Residential to Commercial when the project is considered for final adoption.

RES.R02-967

Carried with Councillors Bose, Eddington, and Tymoschuk against.

It was

Moved by Councillor Watts  
 Seconded by Councillor Steele  
 That the RCMP Traffic Section and Engineering Departments prepare a report to Council prior to the Public Hearing advising on the impact this development would have on the traffic in the area.

RES.R02-968

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 256, Authorization By-law, 1976, No. 4977 Partial Discharge By-law, 2002, No. 14702" pass its first reading.

RES.R02-969

Carried with Councillors Eddington and Bose against.

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 256, Authorization By-law, 1976, No. 4977 Partial Discharge By-law, 2002, No. 14702" pass its second reading.

RES.R02-970

Carried with Councillors Eddington and Bose against.

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Land Use Contract No. 256, Authorization By-law, 1976, No. 4977 Partial Discharge By-law, 2002, No. 14702" be held at the City Hall on June 17, 2002, at 7:00 p.m.

RES.R02-971

Carried with Councillors Eddington and Bose against.

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14703A" pass its first reading.

RES.R02-972

Carried with Councillors Eddington and Bose against.

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

RES.R02-973 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14703A" pass its second reading.  
Carried with Councillors Eddington and  
Bose against.

RES.R02-974 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, 2002, No. 14703A" be held at the  
City Hall on June 17, 2002, at 7:00 p.m.  
Carried with Councillors Eddington and  
Bose against.

RES.R02-975 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14703B" pass its first reading.  
Carried with Councillors Eddington and  
Bose against.

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

RES.R02-976 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14703B" pass its second reading.  
Carried with Councillors Eddington and  
Bose against.

RES.R02-977 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, 2002, No. 14703B" be held at the  
City Hall on June 17, 2002, at 7:00 p.m.  
Carried with Councillor Eddington against.

7. **7902-0079-00**  
**11969 Tannery Road**  
**Mohammed Rasheed/Mohammed Rasheed**  
OCP Amendment/Temporary Use Permit  
*OCP Amendment to declare the site a Temporary Industrial Use Permit Area.*  
*Temporary Industrial Use Permit to allow for an auto salvage operation.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Use Permit application on property located at 11969 Tannery Road.

The applicant is proposing:

- an OCP amendment to declare the property at 11969 Tannery Road a Temporary Industrial Use Permit Area; and
- Temporary Industrial Use Permit;

in order to allow the site to be used for an auto salvage industry operation.

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 Villeneuve

That:

1. a By-law be introduced to declare the property a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7902-0079-00 to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including protection for additional road widening along Tannery Road; and
  - (b) submission of adequate security to ensure the use is discontinued after a two-year period.

RES.R02-978

Defeated on a tie vote with the Mayor, Councillors Eddington, Steele and Watts against.

**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE**

8. **7902-0040-00**  
**6518 - 168 Street**  
**Karim Nurmohammed, c/o Surrey Memorial Hospital/**  
**Donald and Marilyn Stewart**  
 Agricultural Land Reserve - Non-Farm Use/Rezoning  
*Non-farm use application in the Agricultural Land Reserve and rezone from RA to CD to allow the construction of a care facility for persons with Alzheimer's/Dementia.*

In responding to a question, the delegation advised that Patrick Higginbotham has been the consultant for this project.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an Agricultural Land Reserve, non-farm use application on property located at 6518 - 168 Street.

The applicant is proposing:

- a rezoning from RA to CD; and
- a non-farm use under Section 22(1) of the ALR Act

in order to permit the development of a care facility for persons with Alzheimer's/Dementia.

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. Council authorize referral of the application to the Land Reserve Commission.
2. 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).
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) subject to LRC approval, the submission of a Development Permit application for the proposed care facility; and
- (c) registration of a Restrictive Covenant acknowledging that the property is in close proximity to an agricultural area and there is a potential for noise, smell, dust and/or other nuisances arising from the agricultural activities in the area.

RES.R02-979

Carried with Councillors Eddington and Bose against

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14705" pass its first reading.

RES.R02-980

Carried with Councillors Eddington and Bose against

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14705" pass its second reading.

RES.R02-981

Carried with Councillors Eddington and Bose against

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the application on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14705" be referred to the Land Reserve Commission for review.

RES.R02-982

Carried

### FLEETWOOD/GUILDFORD

#### 9. 7902-0028-00

15808 - 111 Avenue

H.Y. Engineering Ltd./Raymond and Cheryl Vivier

Rezoning

*From RA to RF to permit subdivision into approximately 11 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15808 - 111 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit subdivision into approximately eleven (11) 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.R02-983 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14706" pass its first reading.

RES.R02-984 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. 14706" pass its second reading.

RES.R02-985 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. 14706" be held at the  
 City Hall on May 28, 2002, at 7:00 p.m.

RES.R02-986

Carried

## NEWTON

### 10. 7900-0324-00

7655/85 - 152 Street

**Aplin & Martin Consultants Ltd./Guildford Golf and Country Ltd.**

OCP Amendment/Rezoning

*OCP amendment from Suburban to Urban. Rezone from A-1 (By-law No. 5942) and RA (By-law No. 12000) to RF (By-law No. 12000) to permit subdivision into approximately 39 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, an a rezoning application on properties located at 7655/85 - 152 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from A-1 (By-law No. 5942) and RA (By-law No. 12000) to RF (By-law No. 12000)

in order to permit subdivision into approximately 39 single family residential 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 amend the OCP by redesignating the property from Suburban to Urban and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Agricultural Zone One (A-1)" (By-law No. 5942) and "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.

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) 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 for "no build" on proposed Lot 38 pending development of the lands to the south of the subject site is complete;
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on the north portion of Lot 39 pending future rezoning and consolidation with the adjacent northern parcel (Guildford Golf Course)
  - (g) registration of a reciprocal access easement over Lot 38 in favour of Lot 39 to provide alternate access to 76A Avenue;
  - (h) address the issue of achieving secondary road access from the subject site via a new road (151A Street) to be constructed within a statutory right-of-way on the adjacent, southern parcel; and
  - (i) address the issue of registration of a building scheme on title of the vacant existing urban sized lots south of the subject site.
4. Council pass a resolution to amend the East Newton Local Area Plan to redesignate the land from Golf Course to Urban Residential when the project is considered for final adoption.

RES.R02-987

Carried with Councillors Villeneuve and Bose against



It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 59 Amendment By-law 2002, No. 14707" pass its  
 first reading.  
 RES.R02-988 Carried with Councillors Villeneuve and  
 Bose against

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 59 Amendment By-law 2002, No. 14707" pass its  
 second reading.  
 RES.R02-989 Carried with Councillors Villeneuve and  
 Bose against

It was then Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 59 Amendment By-law 2002,  
 No. 14707" be held at the City Hall on May 28, 2002, at 7:00 p.m.  
 RES.R02-990 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2002, No. 14708" pass its first reading.  
 RES.R02-991 Carried with Councillors Villeneuve and  
 Bose against

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2002, No. 14708" pass its second reading.  
 RES.R02-992 Carried with Councillors Villeneuve and  
 Bose against

It was then Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law 2002, No. 14708" be held at the  
 City Hall on May 28, 2002, at 7:00 p.m.  
 RES.R02-993 Carried with Councillors Villeneuve and  
 Bose against

**SOUTH SURREY****11. 7999-0179-00****2958, 2984 & 3024 - 160 Street****McElhanney Consulting Services Ltd./426698 B.C. Ltd.**

Rezoning/Development Variance Permit

*Rezone from A-2 and RA to RA-G to permit the development of 30 suburban residential lots. DVP to reduce the minimum lot width requirement from 40 m to 30 m for 8 lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 2958, 2984 and 3024 - 160 Street.

The applicant is proposing:

- a rezoning from A-2 and RA to RA-G.
- a Development Variance Permit to relax the following by-law regulations:
  - Reduction of the minimum lot width from 40 metres (130 ft.) to 30 metres (98.4 ft.) for proposed Lot Nos. 3, 4, 25 and 26; and
  - Reduction of the minimum lot width from 40 metres (130 ft.) to 35 metres (115 ft.) for proposed Lot Nos. 21, 28, 29 and 30.

in order to permit the development of 30 suburban residential 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 "Intensive Agriculture Zone (A-2)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Acreage Residential Gross Density Zone (RA-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7999-0179-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum width of the RA-G Zone from 40 metres (130 ft.) to 30 metres (98.4 ft.) for proposed Lot Nos. 3, 4, 25 and 26; and

- (b) to reduce the minimum lot width of the RA-G Zone from 40 metres (130 ft.) to 35 metres (115 ft.) for proposed Lot Nos. 21, 28, 29 and 30.
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) adherence to the Ministry of Environment guidelines;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (e) registration of a Section 219 Restrictive Covenant to protect a minimum 10.0 metre (30 ft.) buffer and to establish a 16.0 metre (52.5 ft.) rearyard building setback. This covenant will identify a landscaping plan or establish a security amount.

RES.R02-994

Carried with Councillor Bose against

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14709" pass its first reading.

RES.R02-995

Carried with Councillor Bose against.

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14709" pass its second reading.

RES.R02-996

Carried with Councillor Bose against.

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. 14709" be held at the  
 City Hall on May 28, 2002, at 7:00 p.m.

RES.R02-997

Carried with Councillor Bose against.

- 12. 7901-0260-00**  
**15236 - 36 Avenue and 15233 - 34 Avenue**  
**Adera Equities (Norm Couttie)/Sundance Projects Ltd. (Inc. No. 638806)**  
 Development Permit/Development Variance Permit  
*Development Permit to permit the development of a 195 multiple unit residential  
 development. Development Variance Permit to reduce the eastern side yard  
 setback.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 15236 - 36 Avenue and 15233 - 34 Avenue.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following by-law regulation:
  - to reduce the eastern side yard setback from 7.5 m (25 ft.) to 5.1 m (17 ft.)

in order to permit the development of a 195 multiple unit residential development.

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. Council file Development Permit Application No. 7996-0307-00.
2. Council authorize staff to draft Development Permit No. 7901-0260-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7901-0260-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum eastern side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.1 metres (17 ft.).

4. Council instruct staff to resolve the following issues prior to 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;
  - (b) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (c) registration of Statutory Right-of-Ways for public passage; and
  - (d) registration of a Reciprocal Access Easement.
5. Council pass a resolution that the roofing materials of all residential, commercial and institutional development in the Rosemary Heights Central NCP area is restricted to cedar shakes/shingles or shake-style concrete tiles only.

RES.R02-998

Carried**13. 7902-0076-00****3833 - 160 Street****Geoff Barker/Morgan Creek Holdings Inc. No. 533910**

Temporary Use Permit

*Renewal of a Temporary Use Permit to allow continued use of a soil screening operation on a temporary basis.*

The General Manager of Planning & Development submitted a report concerning an application to renew the Temporary Use Permit on property located at 3833 - 160 Street.

The applicant is proposing:

- renewal of a Temporary Use Permit

in order to permit on-going soil screening operations to facilitate site preparation for the adjacent residential areas.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That Council approve Temporary Use

Permit No. 7902-0076-00 to proceed to Public Notification.

RES.R02-999

Carried

COMMERCIAL/INDUSTRIALCLOVERDALE**14. 7900-0245-00****6760 - 186 Street****Mr. Alvin Schellenberg/Trademark Property Group Ltd.**

OCP Amendment/NCP Amendment/Rezoning/Development Permit

*OCP Amendment from Urban to Commercial; NCP Amendment from Townhouse/Cluster to Commercial; Rezone from P-D and RS (By-law No. 5942) to CD (By-law No. 12000); & DP to allow the development of a shopping centre.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, an NCP Amendment, a rezoning application and a Development Permit application on property located at 6760 - 186 Street.

The applicant is proposing:

- an OCP amendment from Urban to Commercial;
- an NCP amendment from Townhouse/Cluster (8-15 upa) to Commercial;
- a rezoning from P-D (By-law No. 5942) and RS (By-law No. 5942) to CD (By-law No. 12000); and
- a Development Permit

in order to permit the development of a neighbourhood 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 Hunt

Seconded by Councillor Watts

That:

1. a By-law be introduced to redesignate the property from Urban to Commercial and a date for Public Hearing be set (Appendix II).
2. a By-law be introduced to rezone the property from "Drive-In Theatre Zone (P-D)" (By-law No. 5942) and "Suburban Residential Zone (RS)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
3. Council authorize staff to draft Development Permit No. 7900-0245-00 in accordance with the attached drawings (Appendix IV).

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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) registration of a Section 219 Restrictive Covenant limiting Building E to a drive-through bank, unless adequate queuing space is provided and a further Development Permit is approved by Council;
  - (d) registration of an access agreement in favour of the adjacent commercial-zoned parcels to the west (Lot EP 12938 and Lot 2 Plan 16057);
  - (e) submission of a right-of-way agreement with the owners of the adjacent lot to the south to allow future construction of a driveway and pedestrian walkway connecting the subject site to future 66 Avenue; and
  - (f) removal of all existing buildings on the subject site.
4. Council pass a resolution to amend the North Cloverdale East NCP to redesignate the land from Townhouse/Cluster (8 - 15 upa) to Commercial.

RES.R02-1000

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 60 Amendment By-law 2002, No. 14710" pass its first reading.

RES.R02-1001

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Official Community Plan

By law, 1996, No. 12900, No. 60 Amendment By-law 2002, No. 14710" pass its second reading.

RES.R02-1002

Carried

It was then  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 60 Amendment By-law 2002,  
 No. 14710" be held at the City Hall on May 28, 2002, at 7:00 p.m.  
 RES.R02-1003 Carried

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14711" pass its first reading.  
 RES.R02-1004 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. 14711" pass its second reading.  
 RES.R02-1005 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. 14711" be held at the  
 City Hall on May 28, 2002, at 7:00 p.m.  
 RES.R02-1006 Carried

## C. CORPORATE REPORTS

1. The Corporate Reports under date of May 13, 2002 were considered and dealt with as follows:

**Item No. L006** Rosemary Heights West Neighbourhood Concept Plan:  
 Overview of Changes  
 File: 6520-20 (Rosemary Heights)

The General Manager of Planning & Development submitted a report to provide Council with information regarding amendments to the Rosemary Heights West Neighbourhood Concept Plan (NCP) and the implications of such amendments, including changes in demand for school space.

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



It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Corporate Report No. L006 be received

for information.

RES.R02-1007

Carried

**Item No. L007**

East Clayton Neighbourhood Concept Plan (NCP) -  
Stage 2 Process  
File: 7901-0198-00; 6520-20 (East Clayton)

The General Manager of Planning & Development submitted a report to advise Council of the progress of the Stage 2 Component of the East Clayton Neighbourhood Concept Plan and to recommend that Council grant Final Adoption to the text amendment by-law and the rezoning by-law for the first (pilot) development project in the East Clayton area, before the Stage 2 Component of the NCP Report and Servicing Strategies are adopted by Council.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Council:

1. Receive this report as information; and
2. Grant Final Adoption to Text Amendment By-law No. 14653 and Rezoning By-law No. 14649 in advance of approval of the Stage 2 Component of the East Clayton Neighbourhood Concept Plan and related Servicing Strategies.

RES.R02-1008

Carried

**Item No. L008**

Preservation of Existing Rock Tree  
Rezoning By-law No. 14523  
12192 & 12218 – 92 Avenue  
File: 7901-0137-00

The General Manager of Planning & Development submitted a report to advise Council of the efforts of staff and the applicant toward determining the feasibility of preserving the existing tree (the "rock tree") within a proposed single family development at 12192 and 12218 – 92 Avenue, to discuss options that were considered and to recommend a proposed direction for Council's 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 Council:

1. Receive this report as information; and
2. Adopt Option 1, removal of the tree and development of a rock garden in Kennedy Park, as documented in this report.

The Chair then indicated that the motion would be divided, and noted the following part of the motion was before Council:

“That Council receive this report as information.”

The motion was put and:-  
 RES.R02-1009 Carried

The Chair then advised that the following part of the motion was before Council:

“That Council adopt Option 1, removal of the tree and development of a rock garden in Kennedy Park, as documented in this report.”

The motion was put and:-  
 RES.R02-1010 Defeated with Mayor McCallum,  
 Councillors Eddington, Villeneuve, Bose,  
 and Watts against.

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

1. Council adopt Option 2; namely "Preserve and protect the Rock Tree and establish protection zones around the tree."
2. Staff report back to Council on mitigation measures to ensure the city is protected against liability.

Carried with Councillors Hunt, Steele, and Bose against.

#### D. ITEMS TABLED BY COUNCIL

**E. DELEGATIONS****1. Patrick Harrap**  
File No: 0550-20-10

Patrick Harrap was in attendance to discuss residential growth and the impact this is having on our community.

Mr. Harrap reported the following:

- That he had several concerns with respect to urban sprawl and increasing population.
- That the projected population for the City of Surrey would be 370,000 over the next year.
- That it would be wise to maintain greenspace in the city.
- That development should be concentrated in the City Centre area.
- That consideration should be given to natural gas or propane fuel use in vehicles in order to lower harmful gas emission.

**F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BY-LAWS****TO BE FILED****1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001 No. 14506"**

7901-0015-00 - Marc and Karen Sjoberg, Rick M. Wilson, c/o Ann McNeil

RA (BL 12000) to CD (BL 12000) - 3071 - 176 Street - to permit the operation of the Kachöe Zung Juk Ling Abbey, using the existing house as a residence for nuns and monks and the existing garage/barn as accommodation for retreat guests, and associated religious worship and activities.

Approved by Council: September 4, 2001

**Note:** See Boards/Commission Reports, Item D.1 of this agenda.

- \* Planning & Development advise that (reference memorandum dated April 29, 2002 in by-law back-up) By-law No. 14506 should be filed as the applicant has requested that the file be closed (see letter from applicant dated April 22, 2002 in by-law back-up).

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001 No. 14506" be filed.

RES.R02-1012

Carried

## FINAL ADOPTION

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14607"

7901-0242-00 - 628734 B.C. Ltd., c/o Greg Sewell, Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 15641 - 82 Avenue - to permit subdivision into approximately six (6) single family lots.

Approved by Council: January 7, 2002

- \* Planning & Development advise that (reference memorandum dated May 6, 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 Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14607" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1013

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14461"

7901-0080-00 - Gary Negrave and Loretta Kazakoff, c/o Brian M. Franklin, McElhanney Consulting Services Ltd.

RA (BL 12000) to RF (BL 12000) - 5805 - 168 Street - to permit the development of approximately 3 single lots and a remainder lot that has development potential.

Approved by Council: July 9, 2001

- \* Planning & Development advise that (reference memorandum dated May 7, 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 Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14461" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1014

Carried

Councillor Eddington stated that she has a conflict of interest on By-law 13243 and left the meeting at 5:26 p.m.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13243"

7996-0356-00 - Eliason/473429 BC Ltd./Mundi/Shokar/Gill/ Mangat/  
 Toor/Johal/Diamatzu Enterprises Inc./SPK Development Inc./  
 545833 BC Ltd./Sahota/Saran, all c/o Hunter Laird  
 Engineering Ltd.

RA (BL 12000) & RS (BL 5942) to RF (BL 12000) - 14861 &  
 14891 - 72 Avenue; 7318, 7328, 7364, 7388, 7404, 7460 &  
 7486 - 148 Street, 14840 - 76 Avenue - to permit the creation of  
 approximately 142 single family lots.

Approved by Council: September 23, 1997

- \* Planning & Development advise that (reference memorandum dated May 8, 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.

Council is advised that the building scheme has been updated to reflect the current model employed by the City and that the applicant has voluntarily removed basement entry dwelling types previously permitted on 20% of the lots under the original building scheme.

**Note:** The Public Hearing on this application was held on October 14, 1997. 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 difficulties in obtaining an off-site right-of-way for servicing. The

need to obtain an off-site right-of-way is tied to the withdrawal of the property at 14884 - 76 Avenue from the application (see note below).

In addition, Council is advised that the owner of the lands at 14884 - 76 Avenue have elected not to proceed with the rezoning and subdivision of their lands (see letter in by-law back-up). In order for the remaining parcels to proceed with the application, Council is requested to rescind third reading of By-law 13243, amend the by-law to delete the civic and legal for the property at 14884 - 76 Avenue, pass third reading as amended. Deletion of this property does not impact the land use, density or ultimate subdivision layout, and Council is further advised that a new Public Hearing is not necessary.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Council rescind Resolution R97-3034  
of the October 14, 1997 Regular Council-Public Hearing Minutes passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13243"

RES.R02-1015 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13243" by deleting the legal and civic of the property at 14884 - 76 Avenue

RES.R02-1016 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13243" pass its third reading, as amended.

RES.R02-1017 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13243" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1018 Carried

Councillor Eddington returned to the meeting at 5:27 p.m.

- 5. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14549"

0023-14549/0665-002 - Council Initiated Text Amendment

Surrey Zoning By-law, 1993, No. 12000, as amended is hereby further amended as follows:

The index, Part 1 Definitions is amended in Density-Floor Area Ratio, Part 3 Zones, Part 4 General Provisions and Part 52 Comprehensive Development Zone are amended to include new RF-12 Single Family Residential (12) Zone. Part 4 General Provisions is amended in Sections E.15 and F.1. New Part 17A Single Family Residential (12) Zone is inserted.

These amendments are generally consistent with compact housing trends in other lower mainland municipalities and the RF-12 zone will accommodate the majority of small lot developments.

Approved by Council: November 5, 2001

- \* This by-law is proceeding in conjunction with By-law 14628 and 14629.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
 No. 12000, Text Amendment By-law, 2001, No. 14549" be finally adopted,  
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1019

Carried

- 6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 58 Amendment By-law, 2002, No. 14628"

7996-0098-00 - Manjit Bains, Narinder and Harvinder Aujla, Harvinder Sawara, c/o Mr. Mike Helle, Coastland Engineering & Surveying Ltd.

To authorize the redesignation of the properties located at 8320, 8344 and 8386 - 144 Street and 14446 - 84 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: February 4, 2002

**Note:** This by-law will be in order for final adoption should Council approve final adoption of By-law 14549 of this agenda.

This by-law in proceeding in conjunction with By-law 14629 and 14549.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 58 Amendment By-law, 2002, No. 14628" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R02-1020

Carried with Councillor Bose against

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14629"

7996-0098-00 - Manjit Bains, Narinder and Harvinder Aujla, Harvinder Sawara,  
 c/o Mr. Mike Helle, Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) and RF-12 (BL 12000) - 8320, 8344  
 and 8386 - 144 Street, 14446 - 84 Avenue - to permit subdivision with an  
 easterly remnant parcel, into approximately 7 standard single family lots  
 and 20 small single family lots.

Approved by Council: February 4, 2002

**Note:** This by-law will be in order for final adoption should Council approve  
 final adoption of By-law 14549 of this agenda.

This by-law in proceeding in conjunction with By-law 14628 and 14549.

- \* Planning & Development advise that (reference memorandum dated May 7, 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 Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14629" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1021

Carried with Councillor Bose against

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14662"

7900-0308-00 - 172965 Canada Limited, c/o J.H. (Jim) Lodge, Esso

CG-1 (BL 12000) & CHI (BL 12000) to CD (BL 12000) - 10416 King  
 George Highway - to permit the redevelopment of an existing gasoline  
 service station.



Approved by Council: March 25, 2002

Note: A Development Permit (7900-0308-00) on the site is to be considered for Final Approval under Item I.1(c).

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14662" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1022

Carried

- 9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14490"

7901-0050-00 - Agnes Cerny, c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 16475 - 78 Avenue - to permit  
subdivision into two (2) single family lots.

Approved by Council: July 23, 2001

- \* Planning & Development advise that (reference memorandum dated May 7, 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 Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14490" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1023

Carried

- 10. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 42 Amendment By-law, 2001, No. 14372"

7900-0033-00 - Sequoia Ridge Development Corp., Willy Faremo, Robert Pirog,  
Craig Ross, Peter Revelle, c/o Carlo Corazza

To authorize the redesignation of 8147 - 164 Street; Portion of 8159 - 164 Street;  
and a portion of 16354 - 82 Avenue from Urban (URB) to Multiple Residential  
(RM).

Approved by Council: April 9, 2001

This By-law is proceeding in conjunction with By-law 14373.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 42 Amendment By-law, 2001, No. 14372" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R02-1024

Carried with Councillor Bose against

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14373"

7900-0033-00 - Sequoia Ridge Development Corp., Willy Faremo, Robert Pirog,  
 Craig Ross, Peter Revelle, c/o Carlo Corazza

RA (BL 12000) to RM-30 (BL 12000) & RF (BL 12000) -

Block A - 8147 - 164 Street and portions of 16354 - 82 Avenue and  
 8159 - 164 Street from "One-Acre Residential Zone (RA)" to "Multiple  
 Residential 30 Zone (RM-30)".

Block B - Portion of 8159 - 164 Street from "One-Acre Residential Zone (RA)" to  
 "Single Family Residential Zone (RF)".

Block C - Portion of 16354 - 82 Avenue from "One-Acre Residential Zone (RA)"  
 to "Single Family Residential Zone (RF)".

The purpose of the redesignation and rezone is to permit the development of  
 approximately 34 townhouse units and two remnant single family lots.

Approved by Council: April 9, 2001

This By-law is proceeding in conjunction with By-law 14372.

**Note:** A Development Permit (7900-0033-00) on the site is to be considered for  
 Final Approval under Item I.1(d).

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2000, No. 14373" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1025

Carried with Councillor Bose against

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001,  
 No. 14474A"

7900-0360-00 - Vernon and Diane Halliday; Kenneth Derpak; Keith and  
 Gail Boswell, c/o Hunter Laird Engineering Ltd.  
 (Mr. Clarence Arychuk)

RA (BL 12000) to CD (BL 12000) - Portions of 3315, 3335 and 3379 - 144 Street - to permit subdivision of 15 suburban lots.

Approved by Council: July 9, 2001

This by-law in proceeding in conjunction with By-law 14474B.

- \* Planning & Development advise that (reference memorandum dated May 9, 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.
- \* At the July 23, 2001 Regular Council-Public Hearing meeting, Council requested that staff review the tree retention plan prior to final adoption. In response, Planning advises that the City Landscape Architect reviewed the tree retention and protection plan and found it acceptable.
- \* In addition, it is now in order for Council to pass a resolution amending the Semiahmoo Peninsula Local Area Plan to redesignate the land identified as Area B in Schedule A (attached to the by-law), from Half-Acre Gross Density and One Acre Residential to Suburban Residential (2 units/acre).

Council is requested to pass a resolution amending the Semiahmoo Peninsula Local Area Plan to redesignate the land identified as Area B in Schedule A (attached to the by-law), from Half-Acre Gross Density and One Acre Residential to Suburban Residential (2 units/acre).

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the Semiahmoo Peninsula Local Area  
 Plan be amended to redesignate the land identified as Area B in Schedule A  
 (attached to the by-law), from Half-Acre Gross Density and One Acre Residential  
 to Suburban Residential (2 units/acre).

RES.R02-1026 Carried with Councillor Bose against

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14474A" be finally adopted, signed  
 by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1027 Carried with Councillor Bose against

- 13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14474B"

7900-0360-00 - Vernon and Diane Halliday; Kenneth Derpak; Keith and Gail Boswell, c/o Hunter Laird Engineering Ltd. (Mr. Clarence Arychuk)

RA (BL 12000) to RH-G (BL 12000) - Portions of 3315, 3335 and 3379 - 144 Street - to permit subdivision of 4 suburban lots.

Approved by Council: July 9, 2001

This by-law in proceeding in conjunction with By-law 14474A.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14474B" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1028

Carried with Councillor Bose against

- 14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14522"

7901-0197-00 - Gurminderjit Shergill, Jaspal Bahga, Gural Bahga, Surinder Malhotra, Seneha Malhotra, Didar Mann, Jasvinder Mann, c/o Citiwest Consulting Ltd.

RA (BL 12000) to RF (BL 12000) - 7406 & 7430 - 144 Street, and 7407 Wiltshire Drive - to permit the development of a 22-lot single family residential subdivision.

Approved by Council: October 1, 2001

\* Planning & Development advise that (reference memorandum dated May 7, 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 Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14522" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1029

Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14645"

7901-0297-00 - Kamal Sharma, c/o Douglas R. Johnson Architect Ltd.

CHI (BL 12000) to C-8 (BL 12000) - 8268 - 120 Street - to permit the development of a three-storey retail/office building of approximately 1,207 m<sup>2</sup> (12,992 sq.ft.).

Approved by Council: March 4, 2002

- \* Planning & Development advise that (reference memorandum dated May 6, 2002 in by-law back-up) that Council had requested that staff and the developer work with the adjacent owner to the south regarding concerns related to the siting of the proposed office/retail building. The building design has been revised to include additional glazing along the south elevation. The adjacent property owner has submitted a letter indicating support of the proposed revisions to the south elevation.

**Note:** A Development Permit (7901-0297-00) on the site is to be considered for Final Approval under Item I.1(e).

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14645" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1030

Carried

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14646"

7901-0184-00 - Upray Enterprises Ltd., c/o Richard Brooks,  
H.Y. Engineering Ltd.

RA (BL 12000) to RF and RF-G (BL 12000) - 8140 - 168 Street - to permit the development of eight (8) RF lots and six (6) RF-G lots.

Approved by Council: March 4, 2002

- \* Planning & Development advise that (reference memorandum dated May 7, 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.
- \* In addition, Council instructed staff to work with the applicant to fine-tune the conceptual layout for the lot to the south. The applicant prepared a revised layout which demonstrated a potential yield of 5 RF-12 lots on the rear portion and 6 RF

lots at the front portion of the adjacent lot. The applicant provided the adjacent property owner with a copy of the conceptual layout. Staff also spoke with the adjacent property owner and confirmed that while the conceptual layout was acceptable in principle, any issues that may arise at the time of redevelopment of his lot, must be addressed. The adjacent property owner appeared satisfied with the layout.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14646" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1031

Carried

17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14556"

7901-0196-00 - Harbhajan S. and Manjit K. Gill, c/o Harb Gill

RA (BL 12000) to RF (BL 12000) and RF-12 (BL 12000) -  
9220 - 160 Street - to permit the development of approximately 3 single  
family and 4 small single family residential lots.

Approved by Council: November 19, 2001

- \* Planning & Development advise that (reference memorandum dated May 8, 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.
- \* This by-law will be in order for Final Adoption should Council approve Final Adoption of By-law 14549 of this Agenda.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14556" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1032

Carried

18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14601"

7998-0245-00 - Wolfgang Lyttek, Nobuko Lyttek, Norman and Pamela Leang,  
c/o Clarence Arychuk, Hunter Laird Engineering Ltd.

RA (BL 12000) and PA-2 (BL 12000) to RF-12 (BL 12000) - 3407, 3427 and 3439 King George Highway, a portion of land northwest of 3439 King George Highway and a Portion of King George Highway - to permit the development of 59 single family small lots.

Approved by Council: December 10, 2001

- \* Planning & Development advise that (reference memorandum dated May 6, 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.
- \* In addition, at the January 21, 2002 Regular Council-Public Hearing, Council passed the following resolution:

"That staff work with the developer and the Silver Pond Strata Council concerning a mutual access on 34 Avenue and to ensure adequate buffering on the south of the property, and adequate drainage."

In response, Planning advises a concept demonstrating access to 34 Avenue was presented to Silver Pond Strata Council, however, the Strata Council has submitted a letter indicating no access to 34 Avenue is required. In addition, the developer will work with the Strata Council to address any concerns related to the visual impact this development may have.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14601" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1033

Carried with Councillor Bose against

19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12471"

5691-0511-00 - Farrell Estates Ltd.

RS (BL 5942) to RC (BL 12000) - 11261, 11317 & 11380 - 156 Street,  
 15589 - 113A Avenue (Lots 1 to 12 of Plan 1718), and 15587 - 114  
 Avenue (Lots 1 to 16 of Plan 1816) - to permit subdivision into  
 approximately 86 cluster-type residential lots.

Approved by Council: September 27, 1994

- \* Planning & Development advise that (reference memorandum dated May 7, 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.

A Section 219 Restrictive Covenant will be registered on the land to prohibit soil removal operation from the application site, and to ensure disclosure to future purchasers of potential noise/nuisance impacts from the railway and future South Fraser Perimeter Road and to save harmless the City and any railway company from any liability.

**Note:** The Public Hearing on this application was held on November 1, 1994. 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 the following circumstances: (please see memorandum in by-law back-up for more detailed information).

- Tabling of Third Reading of the by-law to address resident's concerns;
- the denial of the Soil Removal Permit;
- the illegal tree clearing activities; and
- the negotiations with the City's Realty Services Division regarding the road closure and exchange application.

The application was originally proceeding with a Development Permit Application, however, due to a subsequent revision to the proposed subdivision layout and the Surrey Subdivision & Development By-law No. 8830, this DVP is no longer required and should be filed. See Development Variance Permit (6991-0511-00) for Filing under Item I.2(a) of this Agenda.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1994, No. 12471" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1034

Carried with Councillors Eddington and  
Villeneuve against.

20. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14468"

7900-0249-00 - Noran West Developments Ltd., c/o Brian Franklin,  
McElhanney Consulting Services Ltd.

A-1 (BL 12000) to RF-G (BL 12000) - 15442 - 36 Avenue - to permit the  
development of 20 single family lots.

Approved by Council: July 9, 2001



- \* Planning & Development advise that (reference memorandum dated May 7, 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.
- \* In addition, Council is advised that the original subdivision application proposed 9 lots and 1 remainder lot. Due to road realignment, the original remainder lot can be further subdivided. Therefore, the application has been revised to permit a subdivision into 20 lots.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14468" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1035

Carried

21. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14523"

7901-0137-00 - Cole Properties Ltd., Vincenzo and Antonia Ferraro,  
 Giovanni and Anella De Rose, c/o Jagdip Sivia,  
 Maskeen Development Ltd.

RF (BL 12000) to CD (BL 12000) - 12192 and 12218 - 92 Avenue - to  
 permit the development of a small-lot single family residential subdivision  
 consisting of approximately 32 lots.

Approved by Council: October 1, 2001

- \* Planning & Development advise that (reference memorandum dated May 10, 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.

**Note:** This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. L008 of the Regular-Council Land Use Addendum Agenda #3.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14523" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R02-1036 Carried

22. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2002,  
 No. 14653"

3900-20-14653/7901-0198-00 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended, is hereby further amended in the Index to insert "Page 17Ai RF-12C Single Family Residential Coach House Zone 17ai.1"; Part 1 Definitions is amended by inserting new definition "Coach House"; Part 3 Zones is amended to insert the new RF-12C Zone; Part 4 General Provisions, is amended in Section E. Regulations Applicable to All Zones and Section F. Regulations Applicable to Specific Zones to insert relevant RF-12C references; New Part 17Ai "Single Family Residential Coach House Zone (RF-12C)" is inserted; Part 52 Comprehensive Development Zone is amended in Section B.3 Permitted Uses; and Schedule F. Map of Neighbourhood Concept Plan and Infill Areas is amended by inserting the map of East Clayton Neighbourhood Concept Plan.

These amendments are necessary to incorporate the new "Single Family Residential Coach House Zone (RF-12C)".

Approved by Council: March 11, 2002

**Note:** This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. L007 of the Regular-Council Land Use Addendum Agenda #2.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Text Amendment By-law, 2002, No. 14653" be finally adopted,  
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R02-1037 Carried

23. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14649"

7901-0198-00 - Progressive Construction Ltd., Benchmark Management Ltd.,  
 Mukand and Amarjit Sidhu, John Banovic, Stanford and  
 Beatrice Raymond, Gordon and Darlene Banta, Sang Lee,  
 c/o John Turner

RA (BL 12000) to RF-12C (BL 12000) - 6984 - 188 Street, 6921 - 190 Street, Portions of 6854, 6870, 6900, 6940, 6956 - 188 Street, Portions of 18850, 18860 and 18954 - 72 Avenue to permit the development of approximately 142 small single family residential lots in East Clayton, where the homes may have coach houses or secondary suites.

Approved by Council: March 4, 2002

**Note:** This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. L007 of the Regular-Council Land Use Addendum Agenda #2.

In addition, this by-law is in order should Council approve Final Adoption of By-law 14653 of this Agenda.

- \* Planning & Development advise that (reference memorandum dated May 13, 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.

In addition, Council is advised that while the associated by-laws dealing with the Development Cost Charges and NCP Amenity Contributions are still in process, the applicant has paid the DCC's and amenity fees based on the agreed amounts.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14649" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1038

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7901-0213-00**  
**Morgan Creek Holdings Inc.**  
3695 - 160 Street

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

"That Development Permit No. 7901-0213-00 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 Steele  
That Development Permit

No. 7901-0213-00 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.R02-1039

Carried

- (b) **Development Permit No. 7902-0083-00**  
**Douglas Martin, Pacific Custom Stain Ltd./**  
**Herma Holdings Ltd.**  
18750 - 96 Avenue

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

"That Development Permit No. 7902-0083-00 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 Steele  
That Development Permit

No. 7902-0083-00 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.R02-1040

Carried

- (c) **Development Permit No. 7900-0308-00**  
**J.H. (Jim) Lodge, Esso/172965 Canada Ltd. (Inc. No. 33434A)**  
10416 King George Highway

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

"That Development Permit No. 7900-0308-00 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 14662, Item H.8 of this agenda.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That Development Permit  
 No. 7900-0308-00 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.R02-1041

Carried

- (d) **Development Permit No. 7900-0033-00**  
**Joseph Scarlatti/Sequoia Ridge Development Corp., Willy Faremo,**  
**Robert Jan Pirog, Craig Ross and Peter Revelle**  
 8147/8159 - 164 Street, 16354 - 82 Avenue

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

"That Development Permit No. 7900-0033-00 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 & 14373, Item H.11 of this agenda.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That Development Permit  
 No. 7900-0033-00 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.R02-1042

Carried

- (e) **Development Permit No. 7901-0297-00**  
**Douglas R. Johnson Architect Ltd./Kamal Sharma**  
 8268 - 120 Street

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

"That Development Permit No. 7901-0297-00 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 & 14645, Item H.15 of this agenda.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Development Permit  
 No. 7901-0297-00 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.R02-1043

Carried

## 2. Application/By-laws/Permits to be Filed

- (a) **Development Variance Permit 6991-0511-00**  
**Farrell Estates Ltd.**  
 11261, 11317 and 11380 - 156 Street; 15589 - 113A Avenue and  
 15587 - 114 Avenue

Memo from the Manager, North Surrey Section, Planning & Development, advising that Development Variance Permit 6991-0511-00 should be filed for the following reasons:

1. The application was to relax the maximum length of a cul-de-sac from 220 metres to approximately 475 metres in order to allow subdivision into approximately 86 cluster residential lots. The DVP was given approval to proceed on September 27, 1994; however, public notification of the DVP was withheld pending the adoption of the Cluster Residential Zone (RC).
2. As a result of the subsequent revision to the proposed subdivision layout and the Surrey Subdivision & Development By-law No. 8830, this DVP application is no longer required.

Planning & Development are recommending to Council that Development Variance Permit 6991-0511-00 be filed.

Note: See By-law 12471, Item H.19 of this agenda.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Development Variance Permit  
6991-0511-00 be filed.

RES.R02-1044

Carried

**J. ADJOURNMENT**

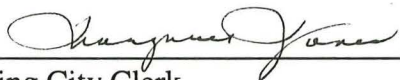
It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Regular Council - Land Use  
meeting do now adjourn.


RES.R02-1045

Carried

The Regular Council- Land Use meeting adjourned at 5:31 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor