



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, OCTOBER 21, 2002
Time: 5:33 p.m.

Present:

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

Absent:

Councillors Entering
Meeting as Indicated:

Staff Present:

Acting City Manager - General Manager,
Planning & Development
General Manager, Engineering
General Manager, Finance, Technology & HR
Acting City Clerk
Manager, Area Planning Division
Manager, North Surrey Section
Manager, South Surrey Section
Land Development Engineer
Assistant City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

- 7902-0279-00**
18150 - 8 Avenue
Trademark Pacific Properties Inc./Hazelmere Golf & Tennis Club Ltd.
(Inc. No. 53697)
Development Permit
To permit installation of a free-standing identification sign.

Councillor Higginbotham reported that her husband has an association with the applicant, and commented that he does not have any pecuniary interest; and left the meeting at 5:34 p.m.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 18150 - 8 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a free-standing identification sign.

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 Council approve the attached
 Development Permit No. 7902-0279-00 (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.R02-2299

Carried

Councillor Higginbotham returned to the meeting at 5:35 p.m.

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

2. 7901-0321-00

A portion of 8930 - 162 Street

Field & Marten Associates Inc./Antonio and Margaret Masi

Rezoning

Rezone a portion of the site from RA to PA-2 to permit construction of a school playing field for an adjoining private school.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located on a portion of 8930 - 162 Street.

The applicant is proposing:

- a rezoning of a portion of the site from RA to PA-2

in order to permit the development of a school playing field.

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

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

1. a By-law be introduced to rezone a portion of the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Assembly Hall 2 Zone (PA-2)" (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) submission of an acceptable landscaping plan and provision of securities;
- (e) registration of a Restrictive Covenant over a portion of proposed Lot 2 to prohibit the encroachment of any new structures within the established 15.0-metre (50-ft.) top-of-bank setback to the satisfaction of the Department of Fisheries and Oceans; and
- (f) registration of a "no build" Restrictive Covenant over proposed Lot 2, to prohibit construction of any buildings.

RES.R02-2300

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14830" pass its first reading.

RES.R02-2301

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. 14830" pass its second reading.

RES.R02-2302

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. 14830" be held at the
 City Hall on November 18, 2002, at 7:00 p.m.

RES.R02-2303

Carried

NEWTON

3. **7902-0192-00**
5641 - 148 Street
Richard Brooks, H.Y. Engineering/Charles James Coe and
Elisabeth Karoline Coe
 Rezoning/Development Variance Permit

Rezone from RH to RF to permit the development of 11 single family lots. Development Variance Permit to relax the rear yard setback to permit the retention of the existing single family dwelling on Lot 7 of the proposed subdivision.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance on property located at 5641 - 148 Street.

The applicant is proposing:

- a rezoning from RH to RF;
- a Development Variance Permit to vary the following by-law regulations:
 - the rear yard setback from 7.5 metres (25 ft.) to 1.5 metres (4.92 ft.)

in order to permit the development of 11 single family lots and to permit the retention of the existing single family dwelling on Lot 7 of the proposed 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 Watts
 That:

1. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (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. 7902-0192-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.5 metres (4.92 ft.) on the proposed Lot 7.
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;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) submission of a landscaping cost estimate for proposed Lot 11 to the specifications and satisfaction of the City Landscape Architect; and
- (e) registration of a Section 219 Restrictive covenant for "no build" landscaped area over the southerly 10 m (32.8 ft.) and to provide landscape buffer along Highway No. 10 and pedestrian linkage in accordance with the South Newton Neighbourhood Concept Plan.

RES.R02-2304

Carried with Councillor Bose against.

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14831" pass its first reading.

RES.R02-2305

Carried with Councillor Bose against.

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14831" pass its second reading.

RES.R02-2306

Carried with Councillor Bose against.

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14831" be held at the
 City Hall on November 18, 2002, at 7:00 p.m.

RES.R02-2307

Carried

4. **7997-0051-01**
6046, 6066, 6092, 6110 and 6120 - 128 Street
Eaglewood Enterprises Ltd., Panorama Plateau Gardens Ltd.
 Development Variance Permit
To relax the south and west yard setbacks from 7.5 metres to 2.4 metres and 4.6 metres respectively.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 6046, 6066, 6092, 6110 and 6120 - 128 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - reduction of a portion of the south yard setback from 7.5 metres (25 ft.) to 2.4 metres (7.9 ft.) for one of the proposed units; and
 - reduction of the west yard, (128 Street) setback from 7.5 metres (25 ft.) to 4.6 metres (15 ft.)

in order to permit the development of a 35-unit multiple residential complex.

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 Development Variance Permit No. 7997-0051-01, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south yard setback of the RM-10 Zone from 7.5 metres (25 ft.) to 2.4 metres (7.9 ft.); and
 - (b) to reduce the minimum west yard setback of the RM-10 Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.).

RES.R02-2308

Carried

SOUTH SURREY

5. **7900-0347-00/01**
16427, 16443 - 36A Avenue, 3652, 3636, 3620 and 3606 - 164A Street
Dave Balsor, Ocean Park Developments Ltd./Ocean Park Developments Ltd.
 Development Permit/Development Variance Permit
Amend Development Permit No. 7900-0347-00 to revise a landscape buffer.
Development Variance Permit to reduce the rear yard setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 16427, 16443 - 36A Avenue, 3652, 3636, 3620 and 3606 - 164A Street.

The applicant is proposing:

- an amendment to Development Permit No. 7900-0347-00;
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the rear yard setback for 16427, 16443 - 36A Avenue and 3652 - 164A Street from 30 metres (98 ft.) to 25 metres (82 ft.)

in order to permit revisions to a landscape buffer and to permit the development of one-acre type 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. Council approve the attached Development Permit No. 7900-0347-01 (Appendix V), 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;
2. Council approve Development Variance Permit No. 7900-0347-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the Comprehensive Development Zone from 30 metres (98 ft.) to 25 metres (82 ft.).

RES.R02-2309

Carried with Councillor Bose against

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

**1. Ralph Zandbergen
Hazelmere RV Park & Campground
File: 0550-20-10**

Ralph Zandbergen, Hazelmere RV Park & Campground was in attendance to request a temporary extension of sewer to Hazelmere RV Park and Campground.

Mr. Zandbergen provided the following comments:

- That Mr. Zandbergen requested a temporary extension on the connection to Surrey's sewer system, at his cost, to provide uninterrupted delivery of tourist facilities.
- That the Hazelmere RV Park & Campground has been in operation for 29 years.
- That the Zandbergens have considerably upgraded the property by paving roads, installing a hot tub and other initiatives.
- That Hazelmere RV Park & Campground is a 5 star rated park, a rating only achieved by 1.4% of all parks in North America.
- That the Hazelmere RV Park & Campground has also been rated the Best Rural Campground.
- That the septic field is aging and failing.
- There is no other land current suitable to replace existing field.
- That soil has been brought in to age to become a suitable replacement in the future but will not be ready for a t least 5 years.
- That the park provides approximately 52,000 camper nights per year.
- That the park provides a venue for many organizations and special events including movie filming, Boy Scouts and Girl Guides activities.
- That there are 165 full hook-up sites with an additional 35 tent sites.
- That there is a sewage treatment plant on site.

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. 13339"

7997-0234-00 - Nanaksar Thath Ishar Darbar, c/o Richard Brooks,
H.Y. Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 10613 - 168 Street - to permit
subdivision into approximately 28 single family lots

Approved by Council: February 10, 1998

- * Planning & Development advise that (reference memorandum dated October 8, 2002 in by-law back-up) By-law No. 13339 should be filed as the application has been inactive for 3 years. The subject property has changed ownership and the new owner has requested the file be closed. The application has been replaced by a new application (No. 7902-0292-00).

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1998, No. 13339" be filed.

RES.R02-2310

Carried

FINAL ADOPTIONS

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 62 Amendment By-law, 2002, No. 14728"

7902-0095-00 - 5712 Holdings Ltd., c/o Ram Construction Ltd.

To authorize the redesignation of the property located at 5712 - 192 Street from
Urban (URB) to Industrial (IND).

Approved by Council: June 10, 2002

This by-law in proceeding in conjunction with By-law 14729.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 62 Amendment By-law, 2002, No. 14728" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R02-2311

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14729"

7902-0095-00 - 5712 Holdings Ltd., c/o Ram Construction Ltd.

RA (BL 12000) to IL (BL 12000) - 5712 - 192 Street - to permit the development of a 4,994 square metre (53,750 sq. ft.) multi-tenant industrial building.

Approved by Council: June 10, 2002

This by-law in proceeding in conjunction with By-law 14728.

Note: A Development Permit (7902-0095-00) on the site is to be considered for Final Approval under Item I.1(a).

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14729" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-2312

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0095-00
 Ram Construction/5712 Holdings Ltd.
 5712 - 192 Street**

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

"That Development Permit No. 7902-0095-00 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 14729, H.3 of this agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Development Permit
No. 7902-0095-00 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.R02-2313

Carried

J. ADJOURNMENT

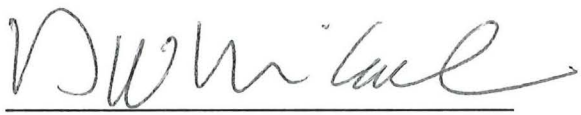
It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Regular Council - Land Use
meeting do now adjourn.
RES.R02-2314 Carried

The Regular Council- Land Use meeting adjourned at 6:00 p.m.

Certified Correct:



Acting City Clerk



Mayor