



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, NOVEMBER 4, 2002  
Time: 4:25 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:

City Manager  
Acting City Clerk  
General Manager, Planning & Development  
Manager, Area Planning Division  
Manager, North Surrey Section  
Manager, South Surrey Section  
Land Development Engineer  
City Solicitor

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### CLOVERDALE

##### 1. 7902-0281-00

**19260 Enterprise Way**

**Jay Butterworth, Butterworth's Transport/Butterworth's Investors Ltd.**

Development Variance Permit

*To relax the maximum height of outdoor storage of stacked containers from 2.5 metres (8 ft.) to 10 metres (32 ft.), within 5 metres (16 ft.) of the property lines and to waive the screening requirement.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 19260 Enterprise Way.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulations:
  - to relax the maximum height of outdoor storage of containers in the IL Zone from 2.5 metres (8 ft.) to 10 metres (32 ft.) within 5 metres (16 ft.) of the property line; and
  - to waive the screening requirement in the IL Zone for outdoor storage

in order to allow storage of containers within the perimeter of the site.

The General Manager, Planning & Development was recommending that the application be denied.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That consideration of Application

7902-0281-00 be deferred to December 16, 2002.

RES.R02-2435

Carried

**2. 7902-0185-00**

**17552 - 56A Avenue**

**Curb King Borderline Edging Inc.**

Development Permit/Development Variance Permit

*Development Permit to allow a small office building. Development Variance Permit to relax the minimum building size, the east side yard setback and the surfacing of parking area.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 17552 - 56A Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
  - the minimum size of a commercial building;
  - the east side yard setback in the C-15 Zone; and
  - the surfacing of the off-street parking area

in order to permit construction of a small modular office building in the Cloverdale Town 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 Steele

That:

1. Council authorize staff to draft Development Permit No. 7902-0185-00 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7902-0185-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum size requirement of a commercial building in Surrey Zoning By-law No. 12000 from 100 square metres (1,076 ft.) to 91 square metres (980 sq.ft.);
  - (b) to reduce the minimum east side yard setback of the C-15 Zone from 3.0 metres (10 ft.) to 1.8 metres (6 ft.); and
  - (c) to vary the surfacing requirement of the off-street parking area, in Surrey Zoning By-law No. 12000, from asphalt, concrete or similar pavement to gravel.
  
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure all engineering requirements and issues including restrictive covenants, dedications and rights-of-ways where necessary are addressed to the satisfaction of the General Manager, Engineering Department;
  - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) discharge of the Section 219 Restrictive Covenant registered under BF018984.

RES.R02-2436

Carried**FLEETWOOD/GUILDFORD**

3. **7902-0038-00**  
**10415 - 168 Street**  
**Tony and Bo Sun Oh/Pacific Village Mall Ltd.**  
Rezoning/Development Permit  
*Rezone from C-4 to CD. Development Permit to permit the construction of an approximately 470 sq.m. (5,060 sq.ft.) commercial building.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 10415 - 168 Street.

The applicant is proposing:

- a rezoning from C-4 to CD; and
- a Development Permit

in order to permit the development of an approximately 470 sq.m. (5,060 sq.ft.) commercial 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 Steele  
That:

1. a By-law be introduced to rezone the property from "Local Commercial Zone (C-4)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0038-00 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 a road dedication plan to the satisfaction of the Approving Officer;
  - (c) resolution of the outstanding design issues to the satisfaction of the Planning & Development Department; and
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R02-2437 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14839" pass its first reading.

RES.R02-2438 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14839" pass its second reading.  
 RES.R02-2439 Carried

It was then Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14839" be held at the  
 City Hall on November 18, 2002, at 7:00 p.m.  
 RES.R02-2440 Carried

## NEWTON

4. **7902-0280-00**  
**14962 Highway No. 10**  
**Ralph Bennetsen, Steen Bennetsen & Associates, Rob Bakshi, Silent Witness/  
 The Queen in Right of the Province of B.C.**  
 OCP Amendment/Rezoning  
*Rezone from RA to IB to permit future development of industrial buildings.*  
*OCP Amendment from Suburban to Industrial. LAP Amendment from Agro-  
 Industrial to Business Park.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Rezoning application on property located at 14962 Highway No. 10.

The applicant is proposing:

- an OCP amendment from Suburban to Industrial;
- an LAP amendment from Agro-Industrial to Business Park;
- a rezoning from RA to IB

in order to permit the future development of industrial buildings.

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

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

1. a By-law be introduced to redesignate the property in the OCP from Suburban to Industrial and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (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) approval from the Ministry of Water, Land and Air Protection regarding soil contamination; and
  - (d) approval from the Ministry of Transportation.
4. Council pass a resolution to amend the East Panorama Ridge Local Area Plan to redesignate the land from Agro-Industrial to Business Park when the project is considered for final adoption.

RES.R02-2441 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 67 Amendment By-law 2002, No. 14840" pass its first reading.

RES.R02-2442 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 67 Amendment By-law 2002, No. 14840" pass its  
second reading.

RES.R02-2443 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 67 Amendment By-law 2002,  
No. 14840" be held at the City Hall on November 18, 2002, at 7:00 p.m.

RES.R02-2444 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14841" pass its first reading.

RES.R02-2445 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14841" pass its second reading.

RES.R02-2446 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14841" be held at the  
City Hall on November 18, 2002, at 7:00 p.m.

RES.R02-2447 Carried

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE**

5. **7902-0191-00**  
**18350 - 68 Avenue**  
**Gordon Edgar, c/o Edgar Estates Inc./Dennis & Marion Pahl and**  
**Rodney & Asa Pahl**  
Rezoning  
*Rezone from RA to RF to permit subdivision into 2 single family lots and 1 large remainder lot.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 18350 - 68 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the subdivision into two single family lots and one large remainder lot.

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 "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) registration of a Section 219 Restrictive Covenant on proposed Lot 3 until future consolidation with adjacent properties west and south of the site for further development as designated in the North Cloverdale West Neighbourhood Concept Plan; and



- (d) confirmation that the dwelling at 18350 - 68 Avenue is in compliance with the proposed RF zoning.

RES.R02-2448

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14842" pass its first reading.

RES.R02-2449

Carried

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. 14842" pass its second reading.

RES.R02-2450

Carried

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. 14842" be held at the  
 City Hall on November 18, 2002, at 7:00 p.m.

RES.R02-2451

Carried

**6. 7901-0198-03**

**18991 - 68A Avenue, 18992 and 18993 - 68B Avenue, 18994 and  
 18995 - 69 Avenue and 18996 - 69A Avenue**

**John Turner, BFW Developments Ltd./Progressive Construction Ltd. and  
 Benchmark Properties Ltd.**

Development Variance Permit

*To vary the RF-12C Zone to allow double garages at the front of the house on six  
 Type I corner lots.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 18991 - 68A Avenue, 18992 and 18993 - 68B Avenue, 18994 and 18995 - 69 Avenue and 18996 - 69A Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulations:
  - the restriction in the RF-12C Zone specifying that double garages must be located at the rear of the site on Type I corner lots

in order to permit double garages to be located at the front of the house on six recently created Type I corner lots in East Clayton.

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 Tymoschuk  
Seconded by Councillor Steele  
That:

1. Council approve Development Variance Permit No. 7902-0198-03, varying the following, to proceed to Public Notification:
  - (a) to waive the requirement of the RF-12C Zone that double garages be located at the rear of the single family dwelling on Type I corner lots with vehicle access from a rear lane or side street.

RES.R02-2452

Carried

7. **7901-0054-00**  
**6163, 6189, 6199 and 6219 - 168 Street,**  
**16715 and 16765 - 61 Avenue and 16770 - 63 Avenue**  
**Coastland Engineering & Surveying Ltd./**  
**A Poet's Trail Estates Ltd., Inc. No. 628302, Kalra Holdings Ltd., Inc.**  
**No. 545272; 478108 B.C. Ltd., Inc. No. 478108; Tou Meng Leong and**  
**Wai Hong U, Harjinder Johal and Bahadur Keila, 168 Street Holdings Ltd.,**  
**Inc. No. 433554 and No. 346 Sail View Ventures Ltd., Inc. No. 457255**  
Rezoning/Development Permit/NCP Amendment  
*Rezone a portion of the site from A-1, RA and RF to RF-9, RF-12 and CD to permit the development of approximately 61 small single family residential lots and 39 detached units. Amend the West Cloverdale North NCP from Townhouses on a portion of the site to Small Lots.*

Councillor Bose left the meeting at 4:28 p.m. due to a potential conflict of interest as his family owns property in the area.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, a Development Permit application, and an NCP Amendment on properties located at 6163, 6189, 6199 and 6219 - 168 Street, 16715 and 16765 - 61 Avenue and 16770 - 63 Avenue.

The applicant is proposing:

- a rezoning of a portion from A-1, RA and RF to RF-9, RF-12 and CD;
- a Development Permit; and
- an amendment of a portion of the West Cloverdale North NCP from Townhouses to Small Lots

in order to allow subdivision into approximately 61 small single family residential lots, twenty (20) with 9-metre (30-ft.) frontages and forty-one (41) with 12-metre (40-ft.) frontages, and to permit the development of 39 detached units.

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

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

1. a By-law be introduced to rezone portions of the site (Blocks A, C and D on the Survey Plan) from "General Agriculture Zone (A-1)" (By-law No. 12000), "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone portions of the site (Block B on the Survey Plan) from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7901-0054-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. 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) provision of amenity contributions in accordance with the West Cloverdale North Neighbourhood Concept Plan (NCP);
- (f) registration of a right-of-way for public rights of passage on the proposed walkway;
- (g) discharge of "no build" Restrictive Covenants BP176593 and BP176594 registered on title of Lot 69 located at 16765 - 61 Avenue;
- (h) demolition of the existing buildings on site; and
- (i) the applicant adequately addresses the impact of no indoor amenity space being provided.

6. Council pass a resolution to amend the West Cloverdale North NCP to redesignate a portion of the land from Townhouses to Small Lots when the project is considered for final adoption.

RES.R02-2453 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14843A" pass its first reading.

RES.R02-2454 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. 14843A" pass its second reading.

RES.R02-2455 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. 14843A" be held at the  
 City Hall on November 18, 2002, at 7:00 p.m.

RES.R02-2456 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14843B" pass its first reading.

RES.R02-2457 Carried

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

It was  
RES.R02-2458

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14843B" pass its second reading.  
Carried

It was then  
RES.R02-2459

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. 14843B" be held at the  
City Hall on November 18, 2002, at 7:00 p.m.  
Carried

Councillor Bose returned to the meeting at 4:29 p.m.

### FLEETWOOD/GUILDFORD

8. **7902-0115-00**  
**10083 - 172 Street**  
Richard Brooks, H.Y. Engineering Ltd./Amolak Singh Aujla and  
Parissa Kaur Aujla  
Rezoning  
*From RA to RF to permit the development of seven single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 10083 - 172 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the development of seven single family lots.

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

It was  
Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;
  - (d) submission of a landscaping cost estimate for the buffer area to the specifications and satisfaction of the City Landscape Architect; and
  - (e) submission of a Restrictive Covenant for the preservation and prohibition of construction within of the buffer area.

RES.R02-2460

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14844" pass its first reading.

RES.R02-2461

Carried

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. 14844" pass its second reading.

RES.R02-2462

Carried

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. 14844" be held at the City Hall on November 18, 2002, at 7:00 p.m.

RES.R02-2463

CarriedNEWTON**9. 7902-0253-00****13335 - 60 Avenue****Jasmail S. Sran/Jasmail S. Sran & Charan J.K. Sran****Rezoning***Rezoned from RA to RF to permit development of 6 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13335 - 60 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the development of 6 single family lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) 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.R02-2464 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. "14845 pass its first reading.

RES.R02-2465 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. "14845 pass its second reading.

RES.R02-2466 Carried

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. "14845 be held at the  
 City Hall on November 18, 2002, at 7:00 p.m.  
 RES.R02-2467 Carried

- 10. 7902-0228-00**  
**12993 - 64 Avenue**  
**Mandir Benipal/Iqbal Singh Sidhu and Harminder Kaur Sidhu**  
 Development Variance Permit  
*To vary the required lot depth from 28 metres (91 ft.) to 27.5 metres (90 ft.).*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12993 - 64 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - minimum lot depth from 28 m (91 ft.) to 27.5 m (90 ft.)

in order to permit the development of two single family lots.

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

- It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That:
1. Council approve Development Variance Permit No. 7902-0228-00, varying the following, to proceed to Public Notification:
    - (a) to reduce the minimum lot width of the RF Zone from 28 metres (91 ft.) to 27.50 metres (90 ft.)
  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; and
    - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R02-2468 Carried



11. **7902-0224-00**  
**5818 - 144 Street**  
**Coastland Engineering & Surveying Ltd. (Greg Sewell), Byhan**  
**Developments Ltd. (Hans Rawlins)/Donald John Frinskie and**  
**Diane Elaine Frinskie**  
Rezoning  
*From RA to RF-12 to permit subdivision into approximately 14 lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 5818 - 144 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to permit the development of approximately fourteen single family small lots.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation; and
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R02-2469

Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14846" pass its first reading.  
RES.R02-2470 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 Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14846" pass its second reading.  
RES.R02-2471 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14846" be held at the  
City Hall on November 18, 2002, at 7:00 p.m.  
RES.R02-2472 Carried

**12. 7999-0019-01**  
**6193 - 126 Street**  
**Mr. J. S. Hayer/Mohinder Singh Sanghera and Joginder Singh Hayer**  
Development Variance Permit  
*To vary lot width, lot depth, front yard setback and works and services.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 6193 - 126 Street.

The applicant is proposing:

- a Development Variance Permit to vary the Zoning By-law to:
  - relax the lot width requirement of the RA Zone for proposed Lot 1 from 50.0 metres (164 ft.) to 46.5 metres (152.6 ft.);
  - relax the lot depth requirement of the RA Zone for proposed Lot 2 from 60.0 metres (200 ft.) to 48.35 metres (158.6 ft.);
  - relax the minimum front yard setback for the existing barn on Lot 2 from 18.0 metres (60 ft.) to 3.66 metres (12.0 ft.); and
  - vary the road construction requirements of the Subdivision By-law for the existing 62 Avenue half-road west of 126 Street.

in order to permit the development of a 2-lot RA 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 Watts  
Seconded by Councillor Steele  
That:

1. Council approve Development Variance Permit No. 7999-0019-01, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RA Zone for Lot 1 from 50 metres (164 ft.) to 46.5 metres (152.6 ft.);
  - (b) to reduce the minimum lot depth of the RA Zone for Lot 2 from 60 metres (200 ft.) to 48.35 metres (158.6 ft.);
  - (c) to reduce the minimum front yard setback of the RA Zone for the existing barn on Lot 2 from 18.0 metres (60 ft.) to 3.66 metres (12.0 ft); and
  - (d) to vary the road construction and widening requirements for 62 Avenue west of 126 Street.
  
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) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (d) registration of a restrictive covenant restricting access for the proposed lots to 126 Street.

RES.R02-2473

Carried with Councillor Bose against.

13. 7996-0329-00  
7058 - 150 Street  
Dwight Heintz (McElhanney Consulting Services Ltd.)/  
Gaea Land Corporation (Inc. No. 431675)

Rezoning

*From RA to RF to permit the subdivision into 12 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7058 - 150 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the subdivision into 12 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 Watts  
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.R02-2474

Carried with Councillor Bose against.

It was

Moved by Councillor Watts  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14847" pass its first reading.

RES.R02-2475

Carried with Councillor Bose against.

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

It was  
RES.R02-2476

Moved by Councillor Watts  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14847" pass its second reading.  
Carried with Councillor Bose against.

It was then  
RES.R02-2477

Moved by Councillor Watts  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14847" be held at the  
City Hall on November 18, 2002, at 7:00 p.m.  
Carried

**14. 7902-0159-00**

**7433 - 148 Street**

**Arvind K. Rattan/Bindu Rattan, Arvind Kumar Rattan & Banspati Dayal**

Rezoning/Development Variance Permit

*Rezone from RA to RF to permit subdivision into two single family lots.*

*Development Variance Permit to vary the south side yard setback in order to  
retain an existing building.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 7433 - 148 Street.

The applicant is proposing:

- a rezoning from RA to RF;
- a Development Variance Permit to vary the following by-law regulations:
  - vary the south side yard setback on proposed Lot 2 from 1.8 metres (6 ft.) to 1.6 metres (5 ft.).

in order to permit retention of an existing building and subdivision into two 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 Tymoschuk  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7902-0159-00 varying the following to proceed to Public Notification.
  - (a) to reduce the minimum south side yard setback of the RF Zone pertaining to proposed Lot 2 from 1.8 metres (6 ft.) to 1.6 metres (5 ft.).
  
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree replacement statement.

RES.R02-2478 Carried with Councillor Bose against.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14848" pass its first reading.

RES.R02-2479 Carried with Councillor Bose against

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

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14848" pass its second reading.

RES.R02-2480 Carried with Councillor Bose against.

It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14848" be held at the  
City Hall on November 18, 2002, at 7:00 p.m.

RES.R02-2481 Carried

**SOUTH SURREY****15. 7902-0318-00****1777 Ocean Park Road****Mark Ankenman, Ankenman Associates Architects Inc./****Stanley Harry Alldrit**

Development Variance Permit

*DVP to increase the maximum lot coverage, to reduce the minimum rear yard setback, to reduce the minimum (north) side yard setback and to increase the maximum allowable driveway area permitted in the required front and side yards.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 1777 Ocean Park Road.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - to increase the maximum lot coverage of CD By-law, 2002, No. 14684 from 28% to 34%.
  - to reduce the minimum rear yard setback of CD By-law, 2002, No. 14684 from 15 metres (50 ft.) to 10.7 metres (35 ft.) to permit stairs to encroach into the minimum rear yard setback area.
  - to reduce the minimum (north) side yard setback of CD By-law, 2002, No. 14684 from 3 metres (10 ft.) to 1.5 metres (5 ft.) to permit stairs to encroach into the minimum (north) side yard setback area.
  - to increase the maximum allowable total driveway area permitted within the combined front yard or required side yard setback area of CD By-law, 2002, No. 14684 from 33% to 49%.

in order to permit the development of a custom designed single family dwelling.

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 Development Variance Permit No. 7902-0318-00, varying the following, to proceed to Public Notification:
  - (a) to increase the maximum lot coverage of CD By-law, 2002, No. 14684 from 28% to 34%;
  - (b) to reduce the minimum rear yard setback of CD By-law, 2002, No. 14684 from 15 metres (50 ft.) to 10.7 metres (35 ft.) to permit stairs to encroach into the minimum rear yard setback area;

- (c) to reduce the minimum (north) side yard setback of CD By-law, 2002, No. 14684 from 3 metres (10 ft.) to 1.5 metres (5 ft.) to permit stairs to encroach into the minimum (north) side yard setback area; and
- (d) to increase the maximum allowable total driveway area permitted within the combined front yard or required side yard setback area of CD By-law, 2002, No. 14684 from 33% to 49%.

RES.R02-2482

Carried**16. 7902-0276-00****15350 - 16A Avenue****David Tyrell Architect/650411 B.C. Ltd.**

Development Permit/Development Variance Permit

*DP to permit a phased development to construct 3 multiple-residential buildings (163 unit) and underground parking. DVP to reduce the number of required parking stalls in the underground parkade to accommodate tree retention.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 15350 - 16A Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - the parking requirement from 271 to 262

in order to permit the retention of existing mature trees along the west property line and the construction of a phased multiple dwelling development containing 163 units in 3 buildings and underground parking.

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. 7902-0276-00 in accordance with the attached drawings (Appendix VIII).



2. Council approve Development Variance Permit No. 7902-0276-00 (Appendix IX), varying the following, to proceed to Public Notification:
  - (a) to reduce the number of required on-site parking spaces from 271 to 262.
3. 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) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R02-2483

Carried**17. 7902-0197-00****3366 and 3316 - 155 Street****McElhanney Consulting Services Ltd. (Dwight Heintz)/****Daljit Sidhu and Kanchan Sidhu, Ajit Singh Grewal and****Sukhdev Kaur Grewal**

Rezoning/Development Variance Permit

*Rezone from RA to RH to permit development of approximately 6 suburban single family lots. Development Variance Permit to vary the minimum lot width from 30 metres (100 ft.) to 24 metres (80 ft.) for all proposed lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit on properties located at 3366 and 3316 - 155 Street.

The applicant is proposing:

- a rezoning from RA to RH; and
- a Development Variance Permit to vary the following by-law regulations:
  - to vary the minimum lot width from 30 metres (100 ft.) to 24 metres (80 ft.)

in order to permit the development of 6 suburban 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 "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7902-0197-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to 24 metres (80 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R02-2484 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14849" pass its first reading.

RES.R02-2485 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14849" pass its second reading.

RES.R02-2486 Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14849" be held at the City Hall on November 18, 2002, at 7:00 p.m.

RES.R02-2487

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL (Cont'd.)

### GUILDFORD

#### 18. 7902-0291-00

**17886 - 104 Avenue**

**Kevin Liu, SKS Engineering/Columbia River Shake & Shingle Ltd.**

Development Permit/Development Variance Permit

*DP to permit the construction of an approximately 17,660 sq.m. (190,100 sq.ft.) small log processing building in 3 phases. DVP to relax setbacks, parking, and to allow outdoor storage of goods and materials between the front of the principal building and Triggs Road.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 17886 - 104 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
  - to reduce the minimum side yard setback on a flanking street (104 Avenue) of the IL Zone from 7.5 metres (25 ft.) to 3.16 metres (10.4 ft.);
  - to reduce the minimum south side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 metre to 1.8 metres (6.0 ft.);
  - to reduce the minimum number of on-site parking spaces from 177 to 40; and
  - to allow outdoor storage of goods, materials and supplies between the front of the principal building and Triggs Road

in order to permit the construction of an approximately 17,660-square metre (190,100 sq.ft.) small log processing building in three phases.

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. 7902-0291-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0291-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback on a flanking street (104 Avenue) of the IL Zone from 7.5 metres (25 ft.) to 3.16 metres (10.4 ft.);
  - (b) to reduce the minimum south side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 metre to 1.8 metres (6.0 ft.);
  - (c) to reduce the minimum number of on-site parking spaces required in the Zoning By-law, from 177 to 40; and
  - (d) to allow in the IL Zone, outdoor storage of goods, materials and supplies between the front of the principal building and Triggs Road.
3. 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) approval from the Fraser River Estuary Management Program (FREMP) for the proposed Fraser River waterfront works;
  - (c) input from the Ministry of Water, Land and Air Protection (Water Management Branch) with respect to floodplain requirements;
  - (d) submission of detailed landscaping plans and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (e) issuance of Development Variance Permit No. 7902-0291-00.

RES.R02-2488

Carried

**SOUTH SURREY****19. 7902-0272-00****17565 - 2 Avenue****Gerry Blonski Architect/****565618 B.C. Ltd. (Inc. No. 565618), 444783 B.C. Ltd. (Inc. No. 444783),****444790 B.C. Ltd. (Inc. No. 444790), 559849 B.C. Ltd. (Inc. No. 559849),****564192 B.C. Ltd. (Inc. No. 564192), 564194 B.C. Ltd. (Inc. No. 564194)**

Development Permit

*To permit construction of a banquet facility, hotel, retail and restaurant.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 17565 - 2 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a phased banquet hall facility, hotel, retail and restaurant development.

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

Mr. Sandhu was in attendance and provided renderings of the proposed development showing the siting of the buildings and landscaping on the property. He added that the capacity of the banquet hall would be 1200 patrons and the hall could be divided into three separate halls. He continued that the property was acquired in June 1998, re-zoned in November 1999 to Comprehensive Development, and approved in July 2000.

Mr. Sandhu commented that the piece of property along 176 Street was owned by the Provincial Government and it had taken some time to acquire and integrate that property into the development, which was the key reason for the delay of the project. He added that the initial plan to develop the hotel and banquet hall was further delayed due to a shut down in financing for the hospitality business, and they came up with a different plan. He stated that the hotel size was reduced to 70 rooms and the banquet hall increased to hold 1200 patrons in order meet a growing community need. He added that the development would be in compliance with the comprehensive development zoning requirements.

Mr. Sandhu stated that financing for the banquet hall has been in place since July 2002 and franchise fees have been paid to the Holiday Inn. He added that the parking requirements call for 530 car stalls and that they are providing 589 stalls. He continued that N.D. Lea, Traffic Consultant, is currently working on border crossing upgrading and that they would comply with their recommendations.

He added that suitable security would be provided as required and the services of an acoustic consultant would be engaged to provide suitable soundproofing. He also mentioned that it is normal practice around the world to have banquet facilities in a hotel.

Mr. Sandhu stated that the project is a high quality design with appealing architectural features and that a deliberate attempt for extensive landscaping in keeping with the importance of area, has been provided.

Mr. Sandhu then stated that the project must be completed on a tight schedule to minimize business risks, that they have lost some committed tenants on the ground floor due to the long wait. He continued that any further delay may result in the loss of a key tenant if approval is not forthcoming and that the peak season is June to September, accounting for the majority of income during the year. He stated that hotel development efforts would begin immediately upon commencing construction of the banquet center and there would be cooperation with the City of Surrey.

Gerry Blonski, Architect, was in attendance and commented that the neighbouring townhouse complex would be 250 feet away from the banquet hall entrance and the hotel would be situated in between the two areas. He added that the landscape buffer zone would be 10 feet in depth.

It was Moved by Councillor Watts  
Seconded by Councillor Steele  
That the information submitted by

Mr. Sandhu be received.

RES.R02-2489

Carried

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

1. approve the general layout and magnitude of the proposed uses;
2. approve the revised plans and renderings presented at the Council meeting on November 4, 2002 to demonstrate the architectural intentions in principle, subject to the following:
  - (a) Staff and the applicant work with the neighbours to the west to finalize the details of the design and articulation prior to final approval of the Development Permit;
  - (b) All engineering requirements and issues including restrictive covenants and right-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (c) Submission of a subdivision plan to the satisfaction of the Approving Officer; and

(d) Approval from the Ministry of Transportation.

3. If concerns are raised in the traffic study, those concerns be reported back to Council prior to final approval.

RES.R02-2489A

Carried with Councillors Eddington and Bose against.

## RESIDENTIAL/INSTITUTIONAL

### SOUTH SURREY

#### 20. 7902-0168-00

2936/48/58/76 King George Highway

**Judith Hard, Carbonite Development Corp. and Pavlina Ryvola, Vanagan Architects Inc./Ronald Myron Budd, Marie Lenora Budd, Byron James Budd, Elizabeth Ann Kellett, Kevin Walter Budd, Christine Teresa Budd, Wayne Stephen Chadsey, John Eric Anderson and Betty Doreen Tolleson**

Rezoning/Development Permit

*Rezone from RF to CD and Development Permit to permit development of a seniors' residential development containing 193 dwelling units and associated amenities.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 2936/48/58/76 King George Highway.

The applicant is proposing:

- a rezoning from RF to CD

in order to permit the development of a seniors' residential development containing 193 dwelling units and associated amenities.

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That:

1. a By-law be introduced to rezone the property from "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.
2. Council authorize staff to draft Development Permit No. 7902-0168-00 in accordance with the attached drawings (Appendix VII).

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) establishment of a Housing Agreement for senior citizens' housing with the City;
  - (c) approval from the Ministry of Transportation;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.
  
4. Council amend the King George Highway Corridor Plan for Garden Apartments to Senior Citizens Multiple Residential before final adoption of the rezoning by-law.

RES.R02-2490

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14854" pass its first reading.

RES.R02-2491

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14854" pass its second reading.

RES.R02-2492

Carried

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14854" be held at the  
 City Hall on November 18, 2002, at 7:00 p.m.

RES.R02-2493

Carried



**C. CORPORATE REPORTS**

1. The Corporate Report under date of November 4, 2002 was considered and dealt with as follows:

**Item No. L011** Changes to Liquor Licensing Regulations and Proposed Amendments to Selected CD Zoning By-laws  
File: 4320-50; 7902-0317-00; 7902-0319-00;  
7902-0321-00; 7902-0323-00

The General Manager of Planning & Development submitted a report in accordance with commitments made in Corporate Report No. R209 (attached as Schedule "F), which was considered by Council on October 21, 2002, the purpose of this report is to summarize the results of a staff review of 10 CD Zoning By-laws and to recommend amendments to four of these by-laws to specifically prohibit liquor-licensed eating establishments on the lots covered by these four by-laws (location maps attached as Schedule "G).

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 Council:

1. Approve amendments to four Comprehensive Development (CD) By-laws, as documented in Schedule "A", which will prohibit liquor-licensed eating establishments on the properties covered by these by-laws;
2. Instruct the Acting City Clerk to introduce the necessary amendment by-laws as contained in Schedules "B", "C", "D" and "E and to set November 18, 2002 as the date for the related Public Hearing; and
3. Authorize the Acting City Clerk to forward a letter, in conjunction with the Public Hearing notice, to the owner of each of the properties that is affected by any of these four amendment by-laws, advising each owner of the proposed amendments and providing each owner with a copy of this report.

RES.R02-2494

Carried

**Note:** See By-laws 14850, 14851, 14852 and 14853, H.1, H.2, H.3 and H.4 of this addendum agenda.

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

**INTRODUCTIONS**

- 1. "Part 1 of Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1985, No. 8463, Amendment By-law, 2002, No. 14850"

7902-0317-00/3900-20-14850 - Council Initiative

"Part 1 of Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1985, No. 8463" is hereby amended under Section B. Permitted Uses in Section 1.B.1.

This amendment will prohibit liquor-licensed eating establishments on the property located at 17619 - 96 Avenue.

Approved by Council: To be approved  
Corporate Report Item L011

**Note:** This By-law will be in order for consideration should Council approve the recommendations of Corporate Report Item L011 of this addendum agenda.

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Part 1 of Surrey Zoning By-law, 1979,

No. 5942, Amendment By-law, 1985, No. 8463, Amendment By-law, 2002, No. 14850" pass its first reading.

RES.R02-2495

Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Part 1 of Surrey Zoning By-law, 1979,  
No. 5942, Amendment By-law, 1985, No. 8463, Amendment By-law, 2002,  
No. 14850" pass its second reading.

RES.R02-2496 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Part 1 of Surrey  
Zoning By-law, 1979, No. 5942, Amendment By-law, 1985, No. 8463,  
Amendment By-law, 2002, No. 14850" be held at the City Hall on  
November 18, 2002, at 7:00 p.m.

RES.R02-2497 Carried

2. "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1993, No. 11659,  
Amendment By-law, 2002, No. 14851"

7902-0323-00/3900-20-14851 - Council Initiative

"Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1993, No. 11659"  
is hereby amended under Section B. Permitted Uses in Section 2.B.(a).

This amendment will prohibit liquor-licensed eating establishments on the  
property located at 16814 - 104 Avenue.

Approved by Council: To be approved  
Corporate Report Item L011

**Note:** This By-law will be in order for consideration should Council approve the  
recommendations of Corporate Report Item L011 of this addendum  
agenda.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1979,  
No. 5942, Amendment By-law, 1993, No. 11659, Amendment By-law, 2002,  
No. 14851" pass its first reading.

RES.R02-2498 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1979,  
No. 5942, Amendment By-law, 1993, No. 11659, Amendment By-law, 2002,  
No. 14851" pass its second reading.

RES.R02-2499 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
By-law, 1979, No. 5942, Amendment By-law, 1993, No. 11659, Amendment  
By-law, 2002, No. 14851" be held at the City Hall on November 18, 2002, at 7:00  
p.m.

RES.R02-2500 Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12740,  
Amendment By-law, 2002, No. 14852"

7902-0321-00/3900-20-14852 - Council Initiative

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12740"  
is hereby amended under Section B. Permitted uses in Section 2.B.1 (c).

This amendment will prohibit liquor-licensed eating establishments on the  
following properties: Units 101, 102, and 201 of 9868 - 120 Street, Units 1, 2, 3  
and 4 of 9880 - 120 Street, 9886 - 120 Street, and 12028 - 99 Avenue.

Approved by Council: To be approved  
Corporate Report Item L011

**Note:** This By-law will be in order for consideration should Council approve the  
recommendations of Corporate Report Item L011 of this addendum  
agenda.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1995, No. 12740, Amendment By-law,  
2002, No. 14852" pass its first reading.

RES.R02-2501 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1995, No. 12740, Amendment By-law, 2002,  
No. 14852" pass its second reading.

RES.R02-2502 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12740, Amendment  
By-law, 2002, No. 14852" be held at the City Hall on November 18, 2002, at 7:00  
p.m.

RES.R02-2503 Carried

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13310,  
as amended by Amendment By-law, 1999, No. 14749, Amendment By-law, 2002,  
No. 14853"

7902-0319-00/3900-20-14853 - Council Initiative

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13310,  
as amended by Amendment By-law, 1999, No. 14749" is hereby amended under  
Section B. Permitted uses in Section 2.B.1 (c).

This amendment will prohibit liquor-licensed eating establishments on the  
property located at 10422 - 168 Street.

Approved by Council: To be approved  
Corporate Report Item L011

**Note:** This By-law will be in order for consideration should Council approve the  
recommendations of Corporate Report Item L011 of this addendum  
agenda.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1997, No. 13310, as amended by Amendment  
By-law, 1999, No. 14749, Amendment By-law, 2002, No. 14853" pass its first  
reading.

RES.R02-2504 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1997, No. 13310, as amended by Amendment  
By-law, 1999, No. 14749, Amendment By-law, 2002, No. 14853" pass its second  
reading.

RES.R02-2505 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13310, as amended by  
Amendment By-law, 1999, No. 14749, Amendment By-law, 2002, No. 14853" be  
held at the City Hall on November 18, 2002, at 7:00 p.m.

RES.R02-2506 Carried

**I. CLERK'S REPORT**

**1. Applications/By-laws/Permits to be Filed**

- (a) **Development Variance Permit 7901-0238-00**  
**Development Permit 7901-0238-00**  
10375 - 176 Street

Memo from the Manager, North Surrey Section, Planning & Development, advising that the file has been inactive for 7 months, and the applicant has not responded to registered letter dated September 12, 2002 regarding outstanding requirements.

Planning & Development are recommending to Council that Development Variance Permit 7901-0238-00 and Development Permit 7901-0238-00 be filed.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Variance Permit

No. 7901-0238-00 be filed.

RES.R02-2507 Carried

**J. ADJOURNMENT**

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Regular Council - Land Use

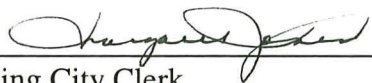
meeting do now adjourn.

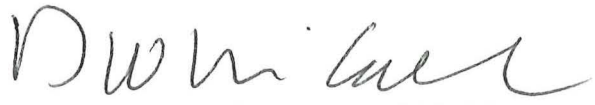
RES.R02-2508

Carried

The Regular Council- Land Use meeting adjourned at 5:37 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor