



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, JANUARY 6, 2003  
Time: 5:01 p.m.

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**Present:**

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

**Absent:**

Councillor Watts

**Staff Present:**

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

**Councillors Entering  
Meeting as Indicated:**

Councillor Priddy

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**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**FLEETWOOD/GUILDFORD**

- 1. 7902-0312-00**  
**15190 - 101 Avenue**  
**John Gustavson, Gustavson Wylie Architects/Canadian Tire Corporation Limited**  
Development Permit  
*To permit the addition of an outdoor patio and to revise the on-site parking layout and landscaping.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15190 - 101 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the addition of an outdoor patio on the west side of the existing building and to revise the on-site parking layout and landscaping as previously approved.

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 approve the attached  
 Development Permit No. 7902-0312-00 (Appendix II), authorize the Mayor and  
 Clerk to sign the Development Permit, and authorize the transfer of the Permit to  
 the heirs, administrators, executors, successors and assigns of the title of the land  
 within the terms of the Permit.

RES.R03-36

Carried

2. **7902-0243-00**  
**19500 Langley By-pass**  
**Dennis P. Coates/Nurmann Holdings**  
 Liquor Permit  
*To permit a "liquor primary" license on the same site as the Hampton Inn and Suites in Cloverdale.*

The General Manager of Planning & Development submitted a report concerning an application for a Liquor Permit on property located at 19500 Langley By-pass.

The applicant is proposing:

- a Liquor Permit

in order to permit a "liquor primary" license on the same site as the Hampton Inn and Suites on the Langley By-pass in Cloverdale.

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

Councillor Priddy entered the meeting at 5:03 p.m.

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

1. a date for Public Hearing be set to solicit opinions from area residents regarding the proposed "liquor primary" license.
2. staff be instructed to prepare a Resolution for Council's consideration after the Public Hearing. The Resolution will indicate whether Council, after due consideration of the results of the Public Hearing, is in favour of the "liquor primary" license, and if so, recommend to the Liquor Control & Licensing Branch (LCLB) any specific licensing conditions.

RES.R03-37

Carried with Councillor Hunt  
 against.

NEWTON

## 3. 7902-0377-00

12905 - 80 Avenue

**J. Dhaliwal/Mainland Demo Contracting Ltd.**

Rezoning

*From IH to IH and IB in order to permit the future development of a combined high impact industrial and business park complex.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 12905 - 80 Avenue.

The applicant is proposing:

- a rezoning from IH to IH and IB

in order to permit the future development of a combined high impact industrial and business park complex.

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

Delegation

Joe Dhaliwal, the property owner, was in attendance to speak to the application at 12905 – 80 Avenue. He added that the intent for the use of the property would be a business park, allowing only those types of uses allowed under the zoning. He continued that he had a similar project in Cloverdale on 64 Avenue, which is zoned IB (Business Park Zone) and that it complies with all aspects of the zoning. He added that he had no intention to sell the property in parcels or to have any high impact uses on the site.

It was

Moved by Councillor Higginbotham

Seconded by Councillor Priddy

That Application 7902-0377-00 be referred to staff to work with the applicant in developing a comprehensive development zone for the property based on the IB Zone with restrictions related to retail commercial as well as the proposed IH lands and the modified zoning by-law be brought forward to Council for their consideration.

RES.R03-38

CarriedSOUTH SURREY

## 4. 7902-0378-00

19396 Colebrook Road

City of Surrey/Edward James Lowney

ALR

*Subdivide land within the Agricultural Land Reserve to expand Hi-Knoll Park.*

The General Manager of Planning & Development submitted a report concerning an application to subdivide within Agricultural Land Reserve on property located at 19396 Colebrook Road.

The applicant is proposing:

- a subdivision within the Agricultural Land Reserve (ALR) under Section 22(1) of the Agricultural Land Reserve Act

in order to expand Hi-Knoll Park through consolidation of the eastern portion of the site, approximately 1 hectare (2.35 acres), with the existing park.

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 authorize referral of the application to the Agricultural Land Commission (ALC).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (b) approval from the South Fraser Health Authority.

RES.R03-39

Carried

5. **7901-0175-00**  
**3072 - 192 Street**  
**Gale Dowd, Teck Construction Ltd./Jean Maurice Blouin and Sharon Anne Blouin**  
Rezoning/Development Permit/Development Variance Permit  
*Rezone from A-2 to IB. Development Permit to permit an industrial building for a wire manufacturing business. Development Variance Permit to vary the side yard setback and Engineering Servicing requirements.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit and Development Variance Permit application on property located at 3072 - 192 Street.

The applicant is proposing:

- a rezoning from A-2 to IB;

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - the northern side yard setback to be varied from 3.6 m (12 ft.) to 0.3 m (1 ft.)
  - Engineering requirements to provide water and sewer servicing be waived.

in order to permit the development of an industrial building for a wire manufacturing business.

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) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7901-0175-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7901-0175-00, varying the following, to proceed to Public Notification (Appendix VI):
  - (a) to reduce the minimum northern side yard setback of the IB Zone from 3.6 metres (12 ft.) to 0.3 metres (1 ft.) for a portion of the proposed building.
  - (b) to waive Engineering requirements to provide water and sewer servicing requirements.
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) registration of a Restrictive Covenant to ensure demolition of an existing single family residence and three existing buildings;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and

- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R03-40

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14884" pass its first reading.

RES.R03-41

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, 2003, No. 14884" pass its second reading.

RES.R03-42

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, 2003, No. 14884" be held at the  
 City Hall on January 20, 2003, at 7:00 p.m.

RES.R03-43

Carried

### SURREY CITY CENTRE/WHALLEY

#### 6. 7902-0329-00

**12764 - 111A Avenue**

**Satnam Lally/Sukhjinder Singh Lally, Makhan Singh Lally and  
 Satnam Singh Lally**

Temporary Use Permit

*Temporary Industrial Use Permit to allow for a truck parking facility for a period  
 not to exceed two years.*

The General Manager of Planning & Development submitted a report concerning  
 an application for a Temporary Use Permit on property located at  
 12764 - 111A Avenue.

The applicant is proposing:

- a Temporary Industrial Use Permit

in order to allow the temporary parking and storage of heavy trucks for a period  
 not to exceed two years.

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

Delegation

Mr. Lally was in attendance and commented that only 15 to 20 trucks, which are approximately 22 feet, would be allowed to park on site. He added that the trucks would be able to turn easily on the lot and that trailers would be kept at the docks. He continued that he would be willing to obtain a soil deposit permit and place gravel on top. He did not confirm that he was willing to add landscaping.

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That:

1. Council approve Temporary Industrial Use Permit No. 7902-0329-00 to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) registration of a Section 219 Restrictive Covenant to prohibit on site, truck washing, truck fuel storage or refilling, storage of waste petroleum fluids and vehicle maintenance and to prohibit the parking and storage of vehicles containing dangerous goods as defined by the *Transport of Dangerous Goods Act*;
  - (c) submission of adequate security to ensure the vehicles are removed and the site is returned to its vacant state; and
  - (d) issuance of a soil deposition permit.

RES.R03-44

Defeated with Mayor McCallum and Councillors Steele, Bose, Priddy, Tymoschuk, and Villeneuve against.

**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

7. **7902-0184-00**  
**9498 - 160 Street**  
**Hunter Laird Engineering Ltd./Mohinder and Surinder Randhawa**  
Rezoning  
*From RA to RF to allow subdivision into approximately seven (7) single family lots and one (1) remainder lot.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9498 - 160 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately seven (7) single family lots and one (1) 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 Hunt  
Seconded by Councillor Villeneuve  
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) input from B.C. Hydro;
  - (d) input from B.C. Gas;
  - (e) input from the Greater Vancouver Regional District;



- (f) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (g) the existing building is returned to a single family dwelling to the satisfaction of the Building Division.

RES.R03-45

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 14885" pass its first reading.

RES.R03-46

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, 2003, No. 14885" pass its second reading.

RES.R03-47

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, 2003, No. 14885" be held at the City Hall on January 20, 2003, at 7:00 p.m.

RES.R03-48

Carried**NEWTON****8. 7902-0314-00****6899, 6927, 6947 - 126 Street****Mr. Sukh Dhaliwal (for Gill/Brar and Sidhu/Genco)****Kuldip Gill (for H. (Tony) Garcha)/****Kanwaljit K. Gill & Rajinder S. Brar, Randhir S. Sidhu & Genco****Consultants Inc. and Gobind Garcha Holdings Ltd.**

Rezoning

*From RA to RF to permit subdivision into approximately 18 single-family lots and open space.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6899, 6927 and 6947 - 126 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit a subdivision of approximately 18 single-family lots and dedicated parkland.

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

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

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

RES.R03-49

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 14886" pass its first reading.

RES.R03-50

Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 14886" pass its second reading.

RES.R03-51

Carried

It was then  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14886" be held at the  
 City Hall on January 20, 2003, at 7:00 p.m.

RES.R03-52

Carried

- 9. 7902-0187-00**  
**12658, 12676 and 12688 - 64 Avenue**  
**Bruce McDonald, c/o Surelok Sunridge Estates Ltd./Taroo Singh Hare and**  
**Surinder Kaur Hare, Herb Dhaliwal, John William Bishop, Sukhvinder**  
**Bains, Harbhajan Jawanda, Jawanda Enterprises Ltd., Inc. No. 524946, Sital**  
**Singh Purewal, Hardev Kaur Purewal, Ravinder Singh Purewal, Baljit Kaur**  
**Purewal and Sudager Singh Purewal**  
 NCP Amendment/Rezoning/Development Permit  
*NCP Amendment and rezone from RA to CD and Development Permit to permit*  
*the development of 82 townhouse units.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, an NCP Amendment, and a Development Permit Application on properties located at 12658, 12676 and 12688 - 64 Avenue.

The applicant is proposing:

- an NCP amendment from Townhouses (max. 15 upa) to Multiple Residential (max. 20 upa);
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of 82 townhouse 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 Higginbotham  
 Seconded by Councillor Hunt  
 That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.

3. Council authorize staff to draft Development Permit No. 7902-0187-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout for the consolidation of the three properties 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 plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) the applicant is to adequately address the impact of the elimination of the indoor amenity area; and
  - (f) 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.
5. Council pass a resolution to amend West Newton South NCP to redesignate the land from Townhouses (max. 15 upa) to Multiple Residential (max. 20 upa) when the project is considered for final adoption.

RES.R03-53

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 14887" pass its first reading.

RES.R03-54

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 14887" pass its second reading.

RES.R03-55

Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14887" be held at the  
City Hall on January 20, 2003, at 7:00 p.m.  
RES.R03-56 Carried

### SOUTH SURREY

#### 10. 7902-0376-00

##### **2021 Indian Fort Drive**

**Don Andrew, Creekside Architect/Clifford R. Cmolik; Ellen L. Saklas**

Rezoning/Development Variance Permit

*To amend CD By-law No. 14473A. Development Variance Permit to vary height of the accessory structure (garage) from 5 m (16.5 ft.) to 7.5 m (25 ft.).*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 2021 Indian Fort Drive.

The applicant is proposing to

1. Amend CD By-law No. 14473A as follows:

- To allow an additional single family dwelling or duplex when the lot is 7,840 sq.m (1.9 acres) or more;
- To reduce the maximum floor area for the principal building from 75% of the constructed gross floor area to 65%; and
- To increase the maximum floor area of accessory buildings from 8.5% of the constructed gross floor area to 18.5%.

2. A Development Variance Permit:

- To increase the height of an accessory structure (garage) from 5 metres (16.5 ft.) to 7.5 metres (25 ft.)

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

Don Andrew, Creekside Architects

Mr. Andrew was in attendance and reported that the property has been under development for 3 or 4 years starting with one lot, and then with the acquisition of a second lot, rezoned for CD (Comprehensive Development) to build a main house, smaller guest house, and smaller, separate garage building. He added that the by-law had been amended to move the area around, that is, the coverage of the principal house which is smaller than when started, reducing the allowable area to put in a garage/storage/workshop in a second building.

He continued that the area of garage allowance was increased and pointed out that he could have put the garage in the main house, which would have resulted in a bigger house. He reported that the style of the buildings is French Country, with an almost farmhouse look. He then added that the variance height allows for a roof similar to other buildings on site rather than just a shallow pitch roof. He also added that the height on the main, principal building is the allowable height. He pointed out that the guest house was 2500 sq. ft.

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

1. a By-law be introduced to amend Comprehensive Development By-law No. 14473A and a date be set for Public Hearing (Appendix IV).
2. Council approve Development Variance Permit No. 7902-0376-00 varying the following to proceed to Public Notification (Appendix V):
  - (a) To vary the maximum height requirement of the accessory structure (garage) from 5 metres (16.5 ft.) to 7.5 metres (25 ft.).
  - (b) To increase the lot coverage from 11% to 16.5%.

RES.R03-57

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14473A, Amendment By-law, 2003,  
No. 14888" pass its first reading.

RES.R03-58

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14473A, Amendment By-law, 2003,  
No. 14888" pass its second reading.  
RES.R03-59 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14473A, Amendment  
By-law, 2003, No. 14888" be held at the City Hall on January 20, 2003, at 7:00  
p.m.  
RES.R03-60 Carried

11. **7901-0195-00**  
**15276 - 34 Avenue, 3270 - 152 Street & Portion of**  
**15329 - 32 Avenue Diversion**  
**Clarence Arychuk, Hunter Laird Engineering Ltd./Rockwall Ventures Ltd.**  
**and City of Surrey**  
NCP Amendment/Rezoning/Development Permit  
*NCP Amendment and rezone from A-1 and RA to CD and from A-1 to RH.*  
*Development Permit to permit the construction of a comprehensively designed*  
*multiple residential development comprised of 53 detached dwelling units.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, an NCP Amendment, and a Development Permit application on properties located at 15276 - 34 Avenue, 3270 - 152 Street, and portion of 15329 - 32 Avenue Diversion.

The applicant is proposing:

- an NCP amendment to adjust the Townhouse/Institutional land use boundary between 3270 - 152 Street and 15329 - 32 Avenue Diversion and to permit detached units in a multiple unit residential complex;
- a rezoning from A-1 and RA to CD and from A-1 to RH; and
- a Development Permit

in order to permit the development of a comprehensively designed multiple residential development comprised of 53 detached dwelling 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 Steele  
That:

1. a By-law be introduced to rezone 15276 - 34 Avenue and a portion of 15329 - 32 Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) and a portion of 3270 - 152 Street from "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 (Appendix VII).
2. a By-law be introduced to rezone a portion of 3270 - 152 Street from "General Agriculture Zone (A-1)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing (Appendix VIII).
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council authorize staff to draft Development Permit No. 7901-0195-00 generally in accordance with the attached drawings (Appendix II).
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) approval from the Ministry of Transportation;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) registration of a statutory right-of-way for public passage on the two east-west pedestrian pathways through the subject site;
  - (g) applicant adequately address the impact of no indoor amenity building being provided;



- (h) registration of a reciprocal access agreement with the adjacent parcel to the west (3336 - 152 Street); and
- (i) completion of the proposed land acquisition for portions of City owned land at 3270 - 152 Street and 15329 - 32 Avenue Diversion.

6. Council pass a resolution before final adoption of the rezoning by-law to amend the Rosemary Heights Central Neighbourhood Concept Plan to adjust the Multiple Residential/Institutional land use boundary between 3270 - 152 Street and 15329 - 32 Avenue Diversion.

RES.R03-61

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14889A" pass its first reading.

RES.R03-62

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, 2003, No. 14889A" pass its second reading.

RES.R03-63

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, 2003, No. 14889A" be held at the  
 City Hall on January 20, 2003, at 7:00 p.m.

RES.R03-64

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14889B" pass its first reading.

RES.R03-65

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, 2003, No. 14889B" pass its second reading.

RES.R03-66

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, 2003, No. 14889B" be held at the  
City Hall on January 20, 2003, at 7:00 p.m.  
RES.R03-67 Carried

### SURREY CITY CENTRE/WHALLEY

12. **7902-0256-00**  
**13924/38/50 Fraser Highway**  
**Maciej Dembek, Barnett Dembek Architects/Wah Tan and Eng Tan and**  
**Bruce Lehmann**  
Rezoning/Development Permit/Development Variance Permit  
*Rezone from RF to RM-30; Development Permit to permit the development of*  
*61 townhouses; and Development Variance Permit to vary front and side yard*  
*setbacks.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, a Development Permit, and a Development Variance Permit application on properties located at 13924/38/50 Fraser Highway.

The applicant is proposing:

- a rezoning from RF to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
  - the minimum front yard setback of the RM-30 Zone along Laurel Drive be reduced from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
  - the minimum front yard setback of the RM-30 Zone along Fraser Highway be reduced from 7.5 metres (25 ft.) to 1.0 metres (3 ft.) for the heritage building;
  - the minimum side yard setback of the RM-30 Zone be reduced from 7.5 metres (25 ft.) to 3.5 metres (11 ft.); and
  - to allow 3 parking spaces within the setback area.

in order to permit the development of 61 townhouse units in Surrey City Centre.

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

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

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicants' request to reduce the amount of required indoor amenity space from 184 square metres (1,980 sq.ft.) to 148 square metres (1,593 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7902-0256-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7902-0256-00, varying the following, to proceed to Public Notification:
  - (a) the minimum front yard setback of the "Multiple Residential 30 Zone (RM-30)" along Laurel Drive be reduced from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
  - (b) the minimum front yard setback of the "Multiple Residential 30 Zone (RM-30)" along Fraser Highway be reduced from 7.5 metres (25 ft.) to 1.0 metres (3 ft.) for the heritage building;
  - (c) the minimum side yard setback of the "Multiple Residential 30 Zone (RM-30)" be reduced from 7.5 metres (25 ft.) to 3.5 metres (11 ft.); and
  - (d) to allow 3 parking spaces within the setback area.
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) resolution of the indoor amenity space requirement to the satisfaction of the General Manager, Parks, Recreation & Culture;
- (f) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space; and
- (g) registration of a Heritage Conservation Restrictive Covenant to regulate the design and conservation of Roll's Carpenter Shop (existing heritage building).

RES.R03-68

Carried

It was

Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14890" pass its first reading.

RES.R03-69

Carried

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

It was

Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14890" pass its second reading.

RES.R03-70

Carried

It was then

Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14890" be held at the  
 City Hall on January 20, 2003, at 7:00 p.m.

RES.R03-71

Carried

## C. CORPORATE REPORTS

1. The Corporate Report under date of January 6, 2003 was considered and dealt with as follows:

**Item No. L001** Proposed Sale of City Lands at 3270 - 152 Street and  
 15329 - 32 Avenue  
 File: 0910-40/008

The General Manager, Engineering Department submitted a report concerning the proposed sale of City lands at 3270 - 152 Street and 15329 - 32 Avenue.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Council approve the sale of portions of surplus City land located at 3270 - 152 Street and 15329 - 32 Avenue in accordance with Sections 186 and 187 of the Local Government Act.

RES.R03-72

Carried

**Note:** See Land Use Application 7901-0195-00, Item B.11 of the Regular Council - Land Use agenda.

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

**FINAL ADOPTIONS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14803"

7901-0220-00 - Patricia Bischoff, Executrix of the Will of John Glaiserman, deceased, c/o Abby Downs Construction Ltd. (John Kaethler)

C-8 (BL 12000) to CD (BL 12000) - 10174 - 152 Street - to permit the construction of a Starbuck's coffee shop building with drive-through, in addition to an existing restaurant in Guildford.

Approved by Council: September 3, 2002

**Note:** See Development Permit No. 7901-0220-00, Clerk's Report Item I.1(a) of this agenda.

RES.R03-73

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14803" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14781"

7902-0117-00 - Branko and Durda Pajic, Pier View Investments Ltd.,  
 432823 BC Ltd., c/o Rick Friesen/Ken Sully,  
 Elkay Developments Ltd.

RA (BL 12000) to RF (BL 12000) - 2840, 2860, and 2898 Semiahmoo  
 Trail - to permit the development of 15 single family lots.

Approved by Council: July 22, 2002

\* Planning & Development advise that (reference memorandum dated  
 January 3, 2003 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 September 16, 2002 Regular Council-Public Hearing meeting, Council  
 passed the following resolution:

"That Engineering Department staff work with the applicant to implement traffic  
 calming measures in the area."

In response, Planning advises the applicant has provided securities for a traffic  
 circle along 147A Street, with a 3-metre or 4 metre radius, to be determined as  
 appropriate by the Engineering Department. The traffic circle is to be completed  
 at the same time as the other engineering works.

RES.R03-74

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14781" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

**I. CLERK’S REPORT**

**1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7901-0220-00**  
**John Kaethler, Abby Downs Construction Ltd./**  
**Patricia Carol Zwicker Bischoff, Executrix of the Will of**  
**John Montanes Glaiserman, deceased**  
 10174 - 152 Street

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

"That Development Permit No. 7901-0220-00 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-law14803, Item H.1 of this agenda.

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

No. 7901-0220-00 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.R03-75

Carried

- (b) **Development Permit No. 7902-0244-00**  
**Maria Kreykenbohm, W. Kreykenbohm Corporation/**  
**Wilhelm Kreykenbohm**  
 18800 - 96 Avenue

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

"That Development Permit No. 7902-0244-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Development Permit  
No. 7902-0244-00 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.R03-76

Carried

**J. ADJOURNMENT**

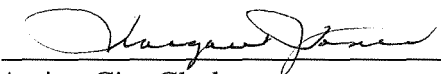
It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Regular Council - Land Use  
meeting do now adjourn.

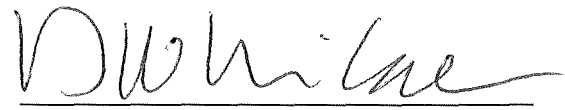
RES.R03-77

Carried

The Regular Council- Land Use meeting adjourned at 6:06 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor