



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, FEBRUARY 17, 2003  
Time: 4:40 p.m.

#### Present:

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

#### Absent:

#### Councillors Entering Meeting as Indicated:

Councillor Watts

#### Staff Present:

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

## A. ADOPTION OF MINUTES

## B. LAND USE APPLICATIONS

### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### CLOVERDALE

#### 1. 7902-0078-00

##### 19209 - 80 Avenue

Gurdaval Singh Sandu/Gurdaval Singh Sandu and Manjit Kaur Sandu

OCP Amendment/Temporary Commercial Use Permit

*OCP Amendment to declare the property a Temporary Commercial Use Permit Area. Temporary Commercial Use Permit to allow a truck and trailer rental facility for a period not to exceed two years.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Commercial Use Permit on property located at 19209 - 80 Avenue.

The applicant is proposing:

- an OCP amendment to declare the property a Temporary Commercial Use Permit Area; and
- a Temporary Commercial Use Permit

in order to permit a truck and trailer rental facility.

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

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

1. a By-law be introduced to declare the property a Temporary Commercial Use Permit Area (Appendix IV) and a date for Public Hearing be set.
2. Council approve Temporary Commercial Use Permit No. 7902-0078-00 (Appendix VI) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of an adequate security to ensure that the land will be restored to its original condition specified in the permit upon expiry of the Temporary Commercial Use Permit.

RES.R03-357 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 33 Amendment By-law 2003, No. 14940"  
pass its first reading.

RES.R03-358 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 33 Amendment By-law 2003, No. 14940"  
pass its second reading.

RES.R03-359 Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, Text No. 33 Amendment By-law

2003, No. 14940" be held at the City Hall on Monday, March 24, 2003, at

7:00 p.m.

RES.R03-360

Carried

## FLEETWOOD/GUILDFORD

### 2. 7902-0385-00

10439 - 173 Street

Bridge Holdings/PKI Warehouse Park Corp.

Development Permit

*To permit the construction of a multi-tenant office/warehouse building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at

10439 -- 173 Street.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a 2,509-square metre (27,007-sq.ft.) multi-tenant industrial/warehouse building with associated offices.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That:

1. Council instruct staff to resolve the following issues prior to approval:

- (a) submission of an landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (b) resolution of minor design issues, to the satisfaction of the City Architect

RES.R03-361

Carried

**3. 7902-0348-00****10258 - 152 Street**

Mr. Greg Soucie/McDonald's Restaurants of Canada

Development Permit

Development Variance Permit

*Development Permit to allow 3 separate canopy signs on the north facade of the existing drive-through restaurant. Development Variance Permit to vary the canopy sign regulations.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit and a Development Variance Permit on property located at 10258 - 152 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit
  - to increase the number of canopy signs from 1 to 3; and
  - to reduce the canopy projection for 3 canopy signs from 1.2 metres (4 ft.) to 0.45 metres (1.5 ft.)

in order to allow the installation of three separate canopy signs on the north façade of the existing drive-through restaurant.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That:

1. Council authorize staff to draft Development Permit No. 7902-0348-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0348-00, varying the following, to proceed to Public Notification:
  - (a) to increase the number of canopy signs from 1 to 3 to be installed on the north side of the existing building; and
  - (b) to reduce the canopy projection for 3 canopy signs from 1.2 metres (4 ft.) to 0.45 metres (1.5 ft.).

3. Council instruct staff to resolve the following issue prior to final approval:

- (a) approval of Development Variance Permit No. 7902-0348-00.

RES.R03-362

Carried

**SURREY CITY CENTRE/WHALLEY**

4. **7903-0024-00**

**10664 - 135A Street**

David Ho/Revival Church

Development Variance Permit

*To reduce the number of off-street parking spaces for a proposed church.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 10664 - 135A Street.

The applicant is proposing:

- a rezoning of a portion of the site from RA to PA-2; and
- a Development Variance Permit to relax the following Subdivision & Development By-law regulation:
- to vary the works and services requirements to defer upgrading of the adjacent portion of Barnston Drive West

in order to consolidate the Pacific Academy School lands and to allow additional school parking accessed from Barnston Drive West.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That:

1. Council approve Development Variance Permit No. 7903-0024-00 (Appendix IV), varying the following to proceed to Public Notification:

- (a) to reduce the minimum number of on-site parking spaces from 22 to 7.

RES.R03-363

Carried

**5. 7902-0397-00****14178 - 104 Avenue**

Bob Libolt, NJB Development, LLC/622013 B.C. Ltd.

Development Permit

*To permit exterior modifications to the Asian Centre, previously approved under Development Permit No. 7996-0042-00.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 14178 - 104 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit exterior modifications to the Asian Centre, on 104 Avenue, previously approved under Development Permit No. 7996-0042-00.

The General Manager of Planning & Development was recommending that the application be approved.

Delegation

The applicant was in attendance and provided renderings of the proposal development. He stated that the building is 70% complete; that the roof has been slightly revised; and some solid aspects of the northern façade would be changed to glass, but the project would be similar to what was started before. He added that construction would begin as soon as possible.

B. LiBolt was in attendance and commented that it is the intent to open the building up in terms of style and character to a broader segment of the market and get the building enclosed for stabilization and protection purposes. He added that the building would feature three floors with 240,000 square feet and that two-thirds of the space would be office use and one-third retail or commercial. He continued that it is proposed that the building would be completed and leased within the next year.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Council approve the attached

Development Permit No. 7902-0397-00 (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.R03-364

Carried

**6. 7902-0355-00****12391 Industrial Road**

E.H. Talboh & Associates/Peter Mioch

Development Permit

Development Variance Permit

*Development Permit to permit the construction of a pre-manufactured industrial building. Development Variance Permit to relax the minimum east side yard setback.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12391 Industrial Road.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following Zoning By-law regulation:
  - relax the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.)

in order to permit the construction of a pre-manufactured industrial building in West Bridgeview.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Bose

That:

1. Council authorize staff to draft Development Permit No. 7902-0355-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0355-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).
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; and

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

RES.R03-365

Carried**7. 7902-0170-00****13374 King George Highway**

Doug Johnson/644137 B.C. Ltd.

Development Permit

*To permit a used car dealership and auto loan business.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13374 King George Highway.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following Zoning By-law regulation:
  - relax the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.)

in order to permit the construction of a pre-manufactured industrial building in West Bridgeview.

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

Delegation

Doug Johnson, Architect, was in attendance and provided renderings of the project. He added that the property is small, odd-shaped, and situated underneath the sky train guideway. He continued that the building would be single storey, of a character in keeping with neighbouring buildings in the Gateway area, and the property would feature a solid fence with a locked gate. He noted that the existing building is vacant at this time and that the primary business use would be a financial institution.

Don Lobo, Instant Auto Loan, was in attendance and commented that the company is a short-term financing company, which has been in business since 1986 with offices located in Burnaby and Surrey. He added that the company loans money to clients against the equity they have in their vehicles which is paid back over two or three months. He continued that vehicles would not be stored on site but that there would be 8 parking lots for display vehicles. He noted that if clients do not pay back the loan, the bailiff is involved and possessed vehicles are stored at the bailiff's office. He also added that repossessed cars are held for 21



days and sold. He continued that this would not be a pawn shop and that the company is a reputable one.

Councillor Watts entered the meeting at 5:30 p.m.

It was

Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That:

1. Council authorize staff to draft Development Permit No. 7902-0170-00 in general accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue 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.

Before the question was called:-

It was

Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the matter be referred to staff for

review.

RES.R03-366

Carried with Councillors Bose and Hunt against.

## RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

8. **7999-0255-00**  
**10238 - 168 Street and 16855, 16885, 16917 and 16981 Barnston Drive West**  
David Ho, Architect/Pacific Pentecostal Education & Communication Society  
Rezoning  
Development Variance Permit  
*Rezone a portion of the land from RA to PA-2 and DVP to defer the Works & Services requirements of the Subdivision & Development By-law to allow consolidation of the Pacific Academy School lands.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 10238 168 Street, and 16855, 16884, 16917 and 16981 Barnston Drive West.

The applicant is proposing:

- a rezoning of a portion of the site from RA to PA-2; and
- a Development Variance Permit to relax the following Subdivision & Development By-law regulation:
  - to vary the works and services requirements to defer upgrading of the adjacent portion of Barnston Drive West

in order to consolidate the Pacific Academy School lands and to allow additional school parking accessed from Barnston Drive West.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone a portion of the site the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7999-0255-00, varying the following, to proceed to Public Notification:
  - (a) to vary the works and services requirements of the Subdivision & Development By-law by deferring upgrading of the portion of Barnston Drive West fronting the site.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation; and
  - (d) registration of a statutory right-of-way for public rights of passage on the multi-use pathway parallel to Barnston Drive West.

RES.R03-367

Carried

RES.R03-368	<p>It was</p> <p>No. 12000, Amendment By-law, 2003, No. 14941"</p>	<p>Moved by Councillor Hunt</p> <p>Seconded by Councillor Steele</p> <p>That "Surrey Zoning By-law, 1993,</p> <p>pass its first reading.</p> <p><u>Carried</u></p>
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The said By-law was then read for the second time.

RES.R03-369	<p>It was</p> <p>No. 12000, Amendment By-law, 2003, No. 14941"</p>	<p>Moved by Councillor Hunt</p> <p>Seconded by Councillor Steele</p> <p>That "Surrey Zoning By-law, 1993,</p> <p>pass its second reading.</p> <p><u>Carried</u></p>
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RES.R03-370	<p>It was then</p> <p>By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14941" be held at the City Hall on Monday, March 24, 2003, at 7:00 p.m.</p>	<p>Moved by Councillor Hunt</p> <p>Seconded by Councillor Steele</p> <p>That the Public Hearing on "Surrey Zoning</p> <p>be held at the</p> <p>City Hall on Monday, March 24, 2003, at 7:00 p.m.</p> <p><u>Carried</u></p>
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**NEWTON**

**9. 7902-0360-00**  
**5781 and 5761 - 148 Street**  
 Clarence Arychuk, Hunter Laird Engineering/Margaret Law, Siu Kuen Lai,  
 Emmy Yee Mei Lau and Dr. Ching Lau Inc. (Inc. No. 398634)  
 Rezoning  
*From RH to RF to permit the development of approximately 22 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 5781 and 5761 - 148 Street.

The applicant is proposing:

- a rezoning from RH to RF

in order to permit the development of approximately 22 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 Tymoschuk  
Seconded by Councillor Hunt  
That:

1. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (e) registration of a 10 metre wide (33 ft.) buffer on Lots 19, 20, 21, 22 and 23.

RES.R03-371 Carried

It was  
Moved by Councillor Tymoschuk  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 14942" pass its first reading.  
RES.R03-372 Carried

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

It was  
Moved by Councillor Tymoschuk  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 14942" pass its second reading.  
RES.R03-373 Carried

It was then

Moved by Councillor Tymoschuk

Seconded by Councillor Hunt

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14942" be held at the

City Hall on Monday, March 24, 2003, at 7:00 p.m.

RES.R03-374

Carried

**SOUTH SURREY**

**10. 7903-0030-00**

**15108 - 19A Avenue**

Teresa Smith

Development Variance Permit

*To vary the maximum site coverage from 33% to 43% to permit an addition to an existing single family residence.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15108 - 19A Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following regulation:
  - vary the maximum site coverage from 33% to 43%

in order to permit the development of an addition to the existing 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 Tymoschuk

Seconded by Councillor Hunt

That:

1. Council approve Development Variance Permit No. 7903-0030-00, varying the following, to proceed to Public Notification:

- (a) to vary the maximum site coverage permitted by Land Use Contract No. 371 from 33% to 43%.

RES.R03-375

Carried

**11. 7903-0007-00****3808 - 156B Street**

Borden Kip Leith and Jeanette Susan Leith

Development Variance Permit

*To vary the northern side yard setback from 2.4 metres (8 ft.) to 1.8 metres (6 ft.) for a proposed single family house.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 3808 - 156B Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - to vary the side yard setback requirement from 2.4 metres (8 ft.) to 1.8 metres (6 ft.) along the north property line

in order to permit the development of a one-storey rancher style home.

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. 7903-0007-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side (northern) yard setback of the CD By-law (No. 13967) from 2.4 metres (8 ft.) to 1.8 metres (6 ft.).

RES.R03-376

Carried

**12. 7902-0388-00****13553 Marine Drive**

Mr. Neville Graham, Neville Graham &amp; Associates/Wilfred Tibbe

Development Variance Permit

*To relax lot depths for Lots 1 and 2 and to relax the rear yard setback for the existing dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13553 Marine Drive.

The applicant is proposing:

- a Development Variance Permit:
  - to vary the minimum lot depth requirement of the RF Zone from 28 metres (91.8 ft.) to 26.9 metres (88.4 ft.) for Lot 1 and from 28 metres (91.8 ft.) to 26.0 metres (85.4 ft.) for Lot 2; and
  - to vary the rear yard setback requirement of the RF Zone from 7.5 metres (25 ft.) to 1.95 metres (6.4 ft.) to permit the existing dwelling to be retained on proposed Lot 2

in order to permit the development of a two lot single family residential subdivision.

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

It was

Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That:

1. Council approve Development Variance Permit No. 7902-0388-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (91.8 ft.) to 26.9 metres (88.4 ft.) for Lot 1 and from 28 metres (91.8 ft.) to 26.0 metres (85.4 ft.) for Lot 2; and
  - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.95 metres (6.4 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.R03-377

Carried

**13. 7902-0353-00****17007 - 28 Avenue**

Walter Shemly/Walter Shemly and Joan Edith Shemly

Development Variance Permit

*To vary the permitted height of an accessory building from 4 metres (13 ft.) to 7.1 metres (23 ft.).*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 17007 - 28 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - to vary the maximum height of an accessory building from 4 metres (13 ft.) to 7.1 metres (23 ft.)

in order to permit the development of an accessory structure.

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. 7902-0353-00, varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of an accessory structure located within the RA Zone from 4 metres (13 ft.) to 7.1 metres (23 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;
  - (b) approval from the South Fraser Health Authority; and
  - (c) submission of an acceptable statement regarding tree preservation.

RES.R03-378

Carried

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**



**SURREY CITY CENTRE/WHALLEY****14. 7902-0330-00****11618 - 130 Street**

Avtar Uppal/Gurdip Singh Uppal and Sukhwinder Kaur Aujla

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 Industrial Use Permit on property located at 11618 - 130 Street.

The applicant is proposing:

- a Temporary Industrial Use Permit

in order to allow the temporary parking and storing 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.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That:

1. Council approve Temporary Industrial Use Permit No. 7902-0330-00 to proceed to Public Notification.
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) 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 on site; 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;
  - (d) issuance of a temporary trailer permit for the trailer placed on the property; and

- (e) submission of bonding to the satisfaction of the City Landscape Architect.

RES.R03-379

Carried**RESIDENTIAL/INSTITUTIONAL****NEWTON****15. 7902-0359-00****6071 - 148 Street**

CitiWest Consulting Ltd. (Roger Jawanda and Bill Kruger)/

Devinder Singh Bala and Balwant Kaur Bala

Rezoning

Development Variance Permit

*Rezone from RA to RF and RF-12 to create approximately 11 single family lots.**DVP to vary the rear yard setback for proposed lot number 8 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for an existing building.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Variance Permit on property located at 6071 - 148 Street.

The applicant is proposing:

- a rezoning from RA to RF and RF-12; and
- a Development Variance Permit to vary the following by-law regulations:
  - to vary the rear yard setback for proposed lot 8 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for an existing building

in order to permit the retention of the existing dwelling and create approximately 11 lots.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7902-0359-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed lot 8 to accommodate an existing building.
3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-380 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 14943" pass its first reading.

RES.R03-381 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 Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 14943" pass its second reading.

RES.R03-382 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14943" be held at the  
City Hall on Monday, March 24, 2003, at 7:00 p.m.

RES.R03-383 Carried

**16. 7902-0171-00****7865 & 7873 - 148 Street**

CitiWest Consulting Ltd./Dr. P.S. Kang Inc. and J. Eng and C. Lum

OCP Amendment

NCP Amendment

Rezoning

Development Variance Permit

*OCP Amendment from Suburban to Urban. Rezone from A-1 to RF-12 and RF to permit subdivision into approximately 14 RF lots and 7 RF-12 lots plus open space. NCP Amendment to "Urban Residential" and "Urban Compact Housing". DVP to reduce front and rear yard setbacks and lot depth.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a Neighbourhood Concept Plan amendment, a rezoning application and a Development Variance Permit on properties located at 7865 and 7873 - 148 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- an NCP amendment from "Transitional Suburban" and "Creek Preservation Area" to "Urban Residential" and "Urban Compact Housing";
- a rezoning from A-1 to RF -12 ("Block A") and RF ("Block B");
- a Development Variance Permit to vary the following by-law regulations:
  - reduce the required rear yard setback for an existing dwelling to be retained on proposed Lot No. 14 from 7.5 metres (25 ft.) to 1.8 metres (6 ft.);
  - to reduce the required front yard setback from 7.5 metres (25 ft.) to 5.5 m (18 ft.) on proposed Lot No. 13;
  - to reduce the required rear yard setback from 7.5 metres (25 ft.) to 5.0 m (16 ft.) on proposed Lot No. 13; and
  - reduce the minimum lot depth from 28.0 metres (90 ft.) to 17.5 metres (57 ft.) on proposed Lot No. 13

in order to permit subdivision into approximately 7 single family small lots and 14 single family lots plus open space.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That:

1. a By-law be introduced to amend the Official Community Plan to redesignate the property from "Suburban" to "Urban" and a date for Public Hearing be set.
2. a By-law be introduced to rezone the western portion of the property (Block "A") from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and the eastern portion of the property (Block "B") from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) (Appendix XIV).
3. Council approve Development Variance Permit No. 7902-0171-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for proposed Lot No. 14 for an existing structure;
  - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot No. 13;
  - (c) to reduce the minimum rear side yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for proposed Lot No. 13; and
  - (d) to reduce the minimum required lot depth of the RF Zone from 28 metres (90 ft.) to 17.5 metres (57 ft.) for proposed Lot No. 13.
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 to the satisfaction of the Approving Officer;
  - (c) input from the Federal Department of Fisheries & Oceans;
  - (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 Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot No. 22 until future consolidation with the adjacent property (proposed Lot No. 45 presently under Development Application No. 7901-0234-00);
  - (g) registration of a Section 219 Restrictive Covenant plus securities on proposed Lot No. 14 to ensure driveway relocation and exterior renovations to the dwelling being retained at 7873 - 148 Street; and
  - (h) address to the satisfaction of the General Manager of Planning and Development all outstanding building permit and use issues related to the existing dwellings at 7865 - 148 Street before Final Adoption of the Rezoning By-law.
5. Council pass a resolution to amend the East Newton North Local Area Plan to redesignate the land from "Creek Preservation" and Transitional Suburban" to "Urban Residential" and "Urban Compact Housing" prior to final approval.
  6. Council deem the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan as described in the Report to be appropriate to meet the requirement of Section 879 of the *Local Government Act.*"

RES.R03-384 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 72 Amendment By-law, 2003, No. 14944" pass its  
first reading.

RES.R03-385 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 72 Amendment By-law, 2003, No. 14944" pass its  
second reading.

RES.R03-386 Carried with Councillor Bose against.

It was then  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 72 Amendment By-law, 2003,  
 No. 14944" be held at the City Hall on Monday, March 24, 2003, at 7:00 p.m.  
 RES.R03-387 Carried

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14945" pass its first reading.  
 RES.R03-388 Carried with Councillor Bose against.

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

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14945" pass its second reading.  
 RES.R03-389 Carried with Councillor Bose against.

It was then  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14945" be held at the  
 City Hall on Monday, March 24, 2003, at 7:00 p.m.  
 RES.R03-390 Carried

- 17. 7901-0234-00**  
**7839 - 147 Street and 7815 - 148 Street**  
 Ekam Development Ltd./603708 Alberta Ltd.  
 OCP Amendment  
 NCP Amendment  
 Rezoning  
*OCP Amendment for portion of site from Suburban to Urban. Rezone from A-1 to  
 RF and RF-12 to permit subdivision into approximately 25 single family lots and  
 20 single family small lots plus open space. NCP Amendment to "Urban  
 Residential" and "Urban Compact Housing".*

The General Manager of Planning & Development submitted a report concerning  
 an application to amend the Official Community Plan, an application to amend  
 the Neighbourhood Concept Plan and a rezoning application to rezone from A-1  
 to RF and RFV-12 on properties located at 7839 - 147 Street and  
 7815 - 148 Street.

The applicant is proposing:

- an OCP amendment for a portion of the site from Suburban to Urban;
- an NCP amendment from "Urban Residential" and "Transitional Suburban" to "Urban Compact Housing" and "Urban Residential";
- a rezoning of the west portion ("Block A") from A-1 to RF-12 and rezoning of the east portion of the site ("Block B") from A-1 to RF;

in order to permit the subdivision into approximately 20 single family small lots and 25 single family lots plus open space.

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

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

1. a By-law be introduced to amend the Official Community Plan to redesignate a portion of the property from "Suburban" to "Urban" and a date for Public Hearing be set.
2. a By-law be introduced to rezone the western portion of the property (Block "A") property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and the eastern portion of the property (Block "B") from "General Agriculture Zone (A-1)" (By-law 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) (Appendix XIV).
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) input from the senior government environment agencies regarding riparian setback protection and potential soil contamination arising from prior agricultural operations on the site;
  - (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; and



- (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 46 until future consolidation with the adjacent property (7865 - 148 Street).
4. Council pass a resolution to amend the East Newton North Neighbourhood Concept Plan to redesignate the land from "Urban Residential" and "Transitional Suburban" to "Urban Compact Housing" and "Urban Residential" when the project is considered for final adoption.
5. Council deem the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan as described in the Report to be appropriate to meet the requirement of Section 879 of the *Local Government Act*."

RES.R03-391

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 73 Amendment By-law, 2003, No. 14946" pass its first reading.

RES.R03-392

Carried with Councillor Bose against.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 73 Amendment By-law, 2003, No. 14946" pass its second reading.

RES.R03-393

Carried with Councillor Bose against.

It was then

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 73 Amendment By-law, 2003, No. 14946" be held at the City Hall on Monday, March 24, 2003, at 7:00 p.m.

RES.R03-394

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 14947" pass its first reading.

RES.R03-395

Carried with Councillor Bose against.

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

It was  
RES.R03-396  
No. 12000, Amendment By-law, 2003, No. 14947" pass its second reading.  
Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
Carried with Councillor Bose against.

It was then  
RES.R03-397  
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14947" be held at the City Hall on Monday, March 24, 2003, at 7:00 p.m.  
Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12885"  
5693-0421-00 - 426968 BC Ltd.

RA & A-2 (BL 12000) to RH-G (BL 12000) - 2958, 2984 & 3024/3034 -  
160 Street - to permit the development of approximately 60 half-acre gross  
density lots.

Approved by Council: July 23, 1996

- \* Planning & Development advise that (reference memorandum dated January 31, 2003 in by-law back-up) By-law No. 12885 should be filed as the application has been replaced by a new application 7999-0179-00, rezoning the subject site to "Acreage Residential Gross Density Zone (RA-G)" in compliance with the North Grandview Heights NCP. As the By-law (No. 14709) for the new application is at Third Reading, it is in order for Council to formally file the previous tabled By-law No. 12885.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 1996, No. 12885" be filed.

RES.R03-398

Carried

## FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14793"

7902-0012-00 – 32<sup>nd</sup> Avenue Developments Ltd., c/o James Crawford -  
 GSI Construction Ltd.

RA (BL 12000) to CD (BL 12000) - 15244 and 15276 - 32 Avenue - to  
 permit the development of a two-storey 4,983.5 m<sup>2</sup> (53,643 sq.ft.)  
 office/warehouse building.

Approved by Council: September 3, 2002

**Note:** A Development Permit (7902-0012-00) on the site is to be considered for  
 Final Approval under Item I.1(a).

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14793" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-399

Carried

**NOTE:** The above resolution giving Final Adoption for By-law No. 14793  
 was rescinded at the February 17, 2003 Regular Council - Public  
 Hearing meeting.

3. "City of Surrey Heritage Revitalization Agreement By-law, 2002, No. 14749"

7901-0185-00 - The Synod of the Diocese of New Westminster, c/o Elsie Preedy

To allow for a heritage revitalization agreement to permit the expansion of the existing St. Oswald's Church and church hall building located at 19016 - 96 Avenue in Port Kells.

Approved by Council: July 8, 2002

- \* At the July 8, 2002 Regular Council-Land Use meeting, Council passed the following resolution:

"Council instruct staff to resolve the following issue prior to final adoption: the registration of a Section 219 Restrictive Covenant to protect the future widening of 96 Avenue to the satisfaction of the General Manager, Engineering."

Planning & Development advise that (reference memorandum dated February 12, 2003 in by-law back-up) the applicant's lawyer advised that due to the existing graves and burial plots within the area required for widening, the property is subject to the Cemetery and Funeral Services Act. Pursuant to this Act, the property cannot be encumbered without the consent of the Lieutenant Governor in Council, which would require a joint request by the City and the owner to the Registrar of Cemeteries for recommendation to the Lieutenant Governor in Council. Due to the existence of the graves and burial plots, however, it is unlikely that either a positive recommendation from the Registrar or an approval from the Lieutenant Governor in Council can be obtained. Therefore, in light of the difficulty in obtaining approval for the Restrictive Covenant, the Engineering Department has decided not to require the Restrictive Covenant from the subject property and, instead, will seek additional road widening from the north side of the road.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "City of Surrey Heritage Revitalization Agreement By-law, 2002, No. 14749" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-400

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14751"

7902-0080-00 - Jaswant and Amarjeet Mann, Vera Payne,  
 c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 8364 - 152 Street and  
 15266 - 84 Avenue - to allow subdivision into approximately 19 single  
 family lots.

Approved by Council: July 8, 2002

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

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2002, No. 14751" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-401

Carried

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13267"

7997-0051-00 - Panorama Plateau Gardens Ltd./Eaglewood Enterprises Inc.

RA (BL 12000) to RM-10 & RF (BL 12000) - 6120, 6110, 6092, 6066 & 6046 - 128 Street - to permit 35 multiple residential units and subdivision of one single family lot.

Approved by Council: October 28, 1997

**Note:** A Development Permit (7997-0051-00) on the site is to be considered for Final Approval under Item I.1(b).

- \* The Public Hearing on this application was held on November 17, 1997. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

Planning & Development advise that (see memorandum dated December 9, 2002 in by-law back-up) the delay in bringing this application to Final Adoption was due to poor market conditions.

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 1997, No. 13267" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-402

Carried

It was Moved by Councillor Bose  
Seconded by Councillor Tymoschuk  
That the motion giving Final Adoption to  
By-law No. 13267 be reconsidered.  
RES.R03-403 Carried

The following motion was then before Council:

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 1997, No. 13257" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

Before the motion was put:

It was Moved by Councillor Bose  
Seconded by Councillor Tymoschuk  
That consideration of By-law No. 13267 be  
deferred to the next Council meeting to circulate the necessary background  
information to all members of Council.  
RES.R03-404 Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0012-00**  
**James Crawford, GSI Construction Ltd.**  
**32nd Avenue Developments Ltd. (Inc. No. 633409)**  
15244/15276 - 32 Avenue

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

"That Development Permit No. 7902-0012-00 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."

Mayor McCallum noted that Item I.1(a) was out of order and would not be considered at this time.

- (b) **Development Permit No. 7997-0051-00**  
**Panorama Plateau Gardens Ltd.**  
**Eaglewood Enterprises Inc.**  
 6046, 6066, 6092, 6110 & 6120 - 128 Street

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

"That Development Permit No. 7997-0051-00 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."

Mayor McCallum noted that Item I.1(b) was not in order and would not be considered at this time.

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

- (a) **Development Permit No. 7902-0151-00**  
**Donegal's Village Holdings**  
 12054 - 96 Avenue

Memo from the Manager, North Surrey Section, Planning & Development, advising that the applicant no longer wishes to pursue enclosure of the patio at Donegal's Pub.

Planning & Development are recommending that Council rescind Resolution R02-1457 instructing staff to draft the Development Permit, and to file the application.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Council rescind Resolution R02-1457  
 instructing staff to draft the Development Permit, and file the application.  
Carried

RES.R03-405

**J. ADJOURNMENT**

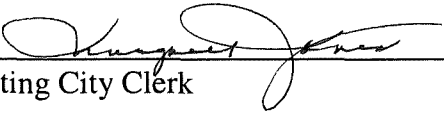
It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Regular Council - Land Use  
 meeting do now adjourn.


RES.R03-406

Carried

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

Certified Correct:

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

  
\_\_\_\_\_  
Mayor