



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, SEPTEMBER 29, 2003
Time: 5:36 p.m.

Present:

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

Absent:

Councillor Priddy

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
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

NEWTON

1. **7903-0265-00**
13555 Highway No. 10 (58 Avenue)
Knight Signs (Jordan Desrochers)/Dennis M. Bradshaw and
Gail H. Bradshaw
Development Permit
To permit the development of a free-standing identification sign.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13555 Highway No. 10 (58 Avenue).

The applicant is proposing:

- a Development Permit

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

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council approve the attached
 Development Permit No. 7903-0265-00 (Appendix IV), authorize the Mayor and
 Clerk to sign the Development Permit, and authorize the transfer of the Permit to
 the heirs, administrators, executors, successors and assigns of the title of the land
 within the terms of the Permit.

RES.R03-2312

Carried with Councillor Bose against.**SURREY CITY CENTRE/WHALLEY****2. 7903-0071-00****9643 King George Highway****Gerry Blonski/Daniel Stoneman/Terry Blair**

Rezoning/Development Permit

*Rezone from RF to CD and Development Permit to permit a mixed use
commercial/residential building.*

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning, and a Development Permit application on property
 located at 9643 King George Highway.

The applicant is proposing:

- a rezoning from RF to CD; and
- a Development Permit

in order to permit the development of a mixed use commercial/residential
 building 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 Hunt
 Seconded by Councillor Tymoschuk
 That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 225 square metres (2,400 sq.ft.) to 81 square metres (875 sq.ft.).

- 3. Council authorize staff to draft Development Permit No. 7903-0071-00 generally 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) the applicant adequately addresses the impact of reduced indoor amenity space; and
 - (d) relocation of the culverted creek to the specifications and satisfaction of the General Manager, Engineering.

RES.R03-2313

Carried

Delegation:

Gerry Blonski, Architect, was in attendance and commented that the applicant has a permit for the culvert as approved by the province. He added that his client had consulted with the Ministry of Water, Land and Air Protection with respect to environmental matters and received no objection.

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15129" pass its first reading.

RES.R03-2314

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. 15129" pass its second reading.

RES.R03-2315

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. 15129" be held at the
City Hall on October 27, 2003, at 7:00 p.m.

RES.R03-2316

Carried

RESIDENTIAL/INSTITUTIONAL**FLEETWOOD/GUILDFORD**

3. **7903-0208-00**
8170 - 152 Street
648744 BC Ltd. (Sohan & Nahar Dhesa)/178 Holdings (Yukon)
Inc. No. 35891A

Rezoning

From RA to RF-G to allow the development of approximately 10 single family residential gross density lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 8170 - 152 Street.

The applicant is proposing:

- a rezoning from RA to RF-G

in order to allow subdivision into approximately 10 single family residential gross density lots.

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor 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 Gross Density Zone (RF-G)" (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.R03-2317

Carried

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15130" pass its first reading.
 RES.R03-2318 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. 15130" pass its second reading.
 RES.R03-2319 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. 15130" be held at the
 City Hall on October 27, 2003, at 7:00 p.m.
 RES.R03-2320 Carried

- 4. 7903-0101-00**
16960 Greenway Drive
Coastland Engineering & Surveying Ltd./Antonius and Clasina Schellekens
 Rezoning
From A-1 to CD to allow development of approximately 11 suburban residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16960 Greenway Drive.

The applicant is proposing:

- a rezoning from A-1 to CD

in order to permit the subdivision into approximately 11 suburban residential lots.

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

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

1. a By-law be introduced to rezone the property 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.

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.R03-2321

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15131" pass its first reading.

RES.R03-2322

Carried with Councillor Bose against.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15131" pass its second reading.

RES.R03-2323

Carried with Councillor Bose against.

It was then

Moved by Councillor Hunt

Seconded by Councillor Watts

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15131" be held at the City Hall on October 27, 2003, at 7:00 p.m.

RES.R03-2324

CarriedNEWTON

5. **7903-0184-00**
14746 and 14778 - 72 Avenue; 7115, 7131, 7145 and 7159 - 148 Street
Coastland Engineering & Surveying Ltd./Daniel Huelscher and Erna
Huelscher; Lal Singh Mahil, Lal Singh Cheema, Surjeet Kaur Cheema,
Kalwant Singh Cheema, Balbir Kaur Cheema, Gamdoor Singh Chahal and
Harbans Kaur Chahal; Surinder Kumar Sharma and Anupma Sharma;
Surjit Sharma and Hemlata Sharma; George Richard Wilander and Karen
Rita Wilander; Ajmer Randhawa, Jasminder Randhawa and Peter
Perminder Randhawa
NCP Amendment/Rezoning

Rezone from RA to RF-12 to permit subdivision into approximately 52 single family residential small lots. NCP Amendment from "Urban Single Family Residential" to "Low Density Compact Housing".

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Neighbourhood Concept Plan Amendment on properties located at 14746 and 14778 - 72 Avenue; 7115, 7131, 7145 and 7159 - 148 Street.

The applicant is proposing:

- an NCP amendment from "Urban Single Family Residential" to "Low Density Compact Housing"; and
- a rezoning from RA to RF-12

in order to allow subdivision into approximately 52 single family residential small lots.

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

It was

Moved by Councillor Villeneuve
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 (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) registration of a Section 219 Restrictive Covenant over the proposed 4 metre landscaped buffer fronting 72 Avenue.

3. Council pass a resolution to amend the East Newton South NCP to redesignate the land from "Urban Single Family Residential" to "Low Density Compact Housing" when the project is considered for final adoption.

RES.R03-2325 Carried with Councillor Bose against.

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15132" pass its first reading.

RES.R03-2326 Carried with Councillor Bose against.

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

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15132" pass its second reading.

RES.R03-2327 Carried with Councillor Bose against.

It was then Moved by Councillor Watts
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15132" be held at the
City Hall on October 27, 2003, at 7:00 p.m.

RES.R03-2328 Carried

6. **7903-0178-00**
14837, 14879 and 14891 - 76 Avenue
Aplin & Martin Consultants Ltd./Dal-Young Son; Kenneth Richard Kucille
and Birthe Kucille; Gian Athwal and Darshan Athwal
NCP Amendment/Rezoning
Rezone from RA to RF to permit subdivision into approximately 25 single family residential lots. NCP amendment from "Transitional Suburban" and "Urban Residential" to "Urban Residential".

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Neighbourhood Concept Plan Amendment on properties located at 14837, 14879 and 14891 - 76 Avenue

The applicant is proposing:

- an NCP amendment from "Transitional Suburban" and "Urban Residential" to "Urban Residential"; and
- a rezoning form RA to RF

in order to allow subdivision into approximately 25 single family residential lots.

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

It was Moved by Councillor Watts
Seconded by Councillor 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;
3. Council pass a resolution to amend the East Newton North NCP to redesignate the land from "Transitional Suburban" and "Urban Residential" to "Urban Residential" when the project is considered for final adoption.

RES.R03-2329

Carried

It was

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

No. 12000, Amendment By-law, 2003, No. 15133" pass its first reading.

RES.R03-2330

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. 15133" pass its second reading.

RES.R03-2331

Carried

It was then
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15133" be held at the
City Hall on October 27, 2003, at 7:00 p.m.
RES.R03-2332

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
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

FINAL ADOPTIONS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 16
Amendment By-law, 2000, No. 14045"

7900-0090-00 - Cho Kwang and Hae Sook Kim, c/o Kevin Kim

To amend Surrey Official Community Plan By-law No. 12900, as amended in Division A, of Schedule B. Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Areas by adding new section Temporary Commercial Use Permit Area No. 4 - "Temporary Golf Driving Range". This is in order to permit the development of a 35-tee golf driving range on property located at 4947 - 192 Street on a temporary basis.

Approved by Council: May 29, 2000

Note: The Public Hearing on this application was held on June 19, 2000. As more than two years have passed since the Public Hearing, Council may

wish to hold a new Public Hearing. Planning & Development advise that (reference memorandum dated September 22, 2003 in by-law back-up) the reason for the delay in bringing this application to Final Adoption was due to the need to refer the applicant's proposal to install temporary structures to the Agricultural Land Commission (ALC). ALC has responded, indicating that the Commission has no objection to this site being developed as proposed.

Note: See Temporary Commercial Use Permit No. 7900-0090-00, Clerk's Report Item I.2(a) of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 16 Amendment By-law, 2000, No. 14045" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2333

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15067"

7902-0152-00 - Chevron Canada Limited, c/o Larry Hardisty -
 Chevron Canada Limited

CD (BL 11150) to CD (BL 12000) - 15588 Fraser Highway - to permit an addition to the existing Town Pantry store to accommodate a White Spot restaurant with a drive-through component in Fleetwood.

Approved by Council: July 7, 2003

Note: A Development Permit (7902-0152-00) on the site is to be considered for Final Approval under Items I.1(a).

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15067" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2334

Carried

3. "662290 B.C. Ltd. Housing Agreement, Authorization By-law, 2003, No. 15117"

3900-20-15117/7903-0168-00 - 662290 B.C. Ltd.

A by-law to authorize the City of Surrey to enter into a housing agreement. The purpose of the Agreement is to ensure the proposed development at 13781 and 13795 - 100 Avenue is restricted to those 65 years of age or older.

Approved by Council: September 15, 2003

- * This by-law is proceeding in conjunction with By-law 15076, Item H.4 of this Agenda.

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That "662290 B.C. Ltd. Housing

Agreement, Authorization By-law, 2003, No. 15117" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2335

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15076"

7903-0168-00 - 662290 BC Ltd., c/o Daljit Gill

RF (BL12000) to CD (BL12000) - 13781 and 13795 - 100 Avenue - to permit the development of a 4-storey, 60-unit independent living facility for seniors.

Approved by Council: July 7, 2003

- * This by-law is proceeding in conjunction with By-law 15117, Item H.3 of this Agenda.

- * Planning & Development advise that (reference memorandum dated September 25, 2003 in by-law back-up) one of the conditions of approval is the adoption of a Housing Agreement By-law to ensure that the facility is occupied by persons 65 years of age or older. Therefore, **this By-law will be in order for consideration, should Council approve final adoption of By-law 15117, Item H.3 of this Agenda.**

Note: A Development Permit (7903-0168-00) on the site is to be considered for Final Approval under Items I.1(b).

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15076" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-2336 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14818"

7902-0203-00 - Ethel Barry, Marjorie Barry, Suren and Shiromani Singh,
 Onkar and Satvir Nijjar, c/o Clarence Arychuk,
 Hunter Laird Engineering Ltd.

RF (BL 12000), RA (BL 12000) and CD (BL 13425) to CD (BL 12000) -
 6115 and 6131 - 128 Street, 6181 - 127A Street, 6116 - 127 Street - to
 permit the development of 30 single family lots.

Approved by Council: October 7, 2002

* Planning & Development advise that (reference memorandum dated
 September 23, 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. 14818" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-2337 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

(a) **Development Permit No. 7902-0152-00**
Larry Hardisty, Chevron Canada Limited/Chevron Canada Limited
 15588 Fraser Highway

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

"That Development Permit No. 7902-0152-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law 15067, Item H.2 of this agenda.

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

No. 7902-0152-00 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.R03-2338

Carried

- (b) **Development Permit No. 7903-0168-00**
662290 BC Ltd.
13781 & 13795 - 100 Avenue

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

"That Development Permit No. 7903-0168-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law 15076, Item H.4 of this agenda.

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

No. 7903-0168-00 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.R03-2339

Carried

2. Final Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7900-0090-00**
Cho & Hae Kim
c/o Kevin Kim
 4947 - 192 Street

Council is requested to pass a resolution to authorize the issuance of the permit:

"That Temporary Commercial Use Permit No. 7900-0090-00 be issued to Cho & Hae Kim to permit development of a 35-tee golf driving range in the ALR, more particularly described as Lot 1, Section 4, Township 8, New Westminster District, Plan LMP 25004, for a period not to exceed two years, and that the Mayor and Clerk be authorized to sign the necessary documents."

Note: See By-law 14045, Item H.1 of this agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Temporary Commercial Use Permit
 No. 7900-0090-00 be issued to Cho & Hae Kim to permit development of
 a 35-tee golf driving range in the ALR, more particularly described as
 Lot 1, Section 4, Township 8, New Westminster District, Plan
 LMP 25004, for a period not to exceed two years, and that the Mayor and
 Clerk be authorized to sign the necessary documents.

RES.R03-2340

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

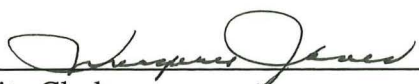
It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the Regular Council - Land Use
 meeting do now adjourn.

RES.R03-2341


Carried

The Regular Council- Land Use meeting adjourned at 5:42 p.m.

Certified Correct:



 City Clerk



 Mayor