



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 3, 2003
Time: 5:54 p.m.

Present:

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

Absent:

Councillor Tymoschuk

**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

FLEETWOOD/GUILDFORD

1. **7903-0302-00**
10411 - 173 Street
Northmark Construction Ltd./Platinum Heart Holdings Ltd.
Development Permit
To allow the construction of an industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10411 - 173 Street.

The applicant is proposing:

- a Development Permit

in order to allow the construction of an industrial building.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That Council approve the attached

Development Permit No. 7903-0302-00 (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.R03-2719

Carried

2. **7903-0289-00**
10425 - 173 Street
Bridge Holdings Inc.
Development Permit

To permit the construction of a multi-tenant industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10425 - 173 Street.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a multi-tenant industrial building.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That Council approve the attached

Development Permit No. 7903-0289-00 (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.R03-2720

Carried

3. **7903-0291-00**
15409 Fraser Highway
Sharon Coesel, c/o Sign-O-Lite/Harry's Car Wash
Development Permit

To permit the construction of a free-standing sign for an existing car wash facility.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15409 Fraser Highway.

The applicant is proposing:

- a Development Permit

in order to permit the installation of a free-standing sign for an existing car wash 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 Watts
 That Council approve the attached
 Development Permit No. 7903-0291-00 (Appendix III), 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.R03-2721

Carried

SOUTH SURREY

4. **7903-0278-00**
3140 King George Highway
Mario Caudoro/Mario's Black Forest Restaurant Ltd.
 Liquor License Amendment
To increase existing neighbourhood pub capacity.

The General Manager of Planning & Development submitted a report concerning an application to amend the Liquor License on property located at 3140 King George Highway.

The applicant is proposing:

- a Liquor License amendment;

in order to permit the increase of indoor seating capacity of the existing neighbourhood pub from 77 to 125.

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 Bose
 Seconded by Councillor Watts
 That Council approve this liquor license
 amendment to proceed to Public Notification.

RES.R03-2722

Carried with Councillor Hunt against.

SURREY CITY CENTRE/WHALLEY**5. 7903-0372-00****9737 King George Highway****Blair Thorburn, Devlin Electric Sign Co./Government of Canada**

Development Permit/Development Variance Permit

Development Permit to permit a fascia sign. Development Variance Permit to permit the fascia sign to be located above the roof line, on an office building in Surrey City Centre.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 9737 King George Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following regulation of Sign By-law, 1999, No. 13656:
 - to waive the prohibition on roof-mounted signs

in order to permit the placement of a fascia sign on the south side of the existing Canada Customs & Revenue Agency building.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That:

1. Council authorize staff to draft Development Permit No. 7903-0372-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0372-00 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) waive the prohibition on a roof signs to allow a roof mounted sign.

RES.R03-2723

Carried

6. **7903-0339-00**
12522 Old Yale Road
Ian Tingley, Pacific Rim Architecture Ltd./Kwan Soo Kim and
Hyung Lim Kim
Rezoning/Development Permit
Rezone from C-4 to CD (By-law No. 12000) to allow a bakery in addition to existing permitted uses. Development Permit to permit a new free-standing sign.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 12522 Old Yale Road.

The applicant is proposing:

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

in order to allow a bakery in addition to existing permitted uses and a new free-standing sign to replace the existing 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 Watts
That:

1. a By-law be introduced to rezone the property from "Local Commercial Zone (C-4)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0339-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including driveway access, restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer; and
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R03-2724

Carried

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing as identified (Block A) in the attached Survey Plan (Appendix VIII).
2. 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 as identified (Block B) in the attached Survey Plan (Appendix VIII).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-2728 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15170" pass its first reading.

RES.R03-2729 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15170" pass its second reading.

RES.R03-2730 Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Watts

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15170" be held at the City Hall on November 17, 2003, at 7:00 p.m.

RES.R03-2731

Carried

8. 7903-0132-00
13529 - 62 Avenue
Scott Netherton & Camille Ablitt
 Rezoning

From RF to CD and subdivide to create 2 single family small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13529 - 62 Avenue.

The applicant is proposing to rezone the northern 735.9 m² (7,920 ft²) of the lot from RF to CD and subdivide the existing lot into 2 single family small lots.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That:

1. a By-law be introduced to rezone the northern 735.9 m² (7,920 ft²) portion of 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 (Appendix VI).
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.R03-2732

Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That Council approve the discharge of Restrictive Covenant BF051256 subject to a new Restrictive Covenant being registered against the land requiring that at Development Permit stage the landowner pay \$750 per unit for the total number of residential units being proposed at that time.

RES.R03-2736

Carried

C. CORPORATE REPORTS

1. The Corporate Report under date of November 3, 2003 was considered and dealt with as follows:

Item No. L015 Tree Retention Related to Proposed Multi-Residential Development at 2151 - 150A Street Adjacent to the Semiahmoo Trail
 File: 7903-0106-00

The General Manager, Planning & Development submitted a report to advise Council of the resolution of issues raised by the Friends of Semiahmoo Trail in a presentation to Council during a Regular Council-Land Use meeting on June 23, 2003, related to the preservation of trees on a proposed development site at 2151 - 150A Street and on the Semiahmoo Trail ("the Trail") adjacent to the subject development site.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

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

1. Receive this report as information;
2. Authorize staff to implement the tree management approach for the Semiahmoo Trail, as recommended in this report;
3. Authorize staff to implement the recommendations of Heritage Advisory Commission to ensure that the design of the interface between the proposed development and Semiahmoo Trail maintains the existing natural appearance; and

4. Instruct the City Clerk to forward a copy of each of this report and Council's resolution related to this report, to the Friends of Semiahmoo Trail.

RES.R03-2737

Carried

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, 2003, No. 15013"

7903-0055-00 - Nina Ferris, c/o Dwight Heintz, McElhanney Engineering Ltd.

RA (BL 12000) to RF-12 (BL 12000) - 12388 - 66 Avenue - to permit the development of 30 single family lots.

Approved by Council: May 5, 2003

- * Planning & Development advise that (reference memorandum dated October 30, 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.
- * In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the West Newton Local Area Plan to redesignate the site from Townhouses (8-15 upa) to Single Family Small Lot.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend the West Newton Local
 Area Plan to redesignate the site from Townhouses (8-15 upa) to Single Family
 Small Lot.

RES.R03-2738

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15013" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2739

Carried

MISCELLANEOUS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15159"

7903-0234-00 - Provincial Rental Housing Corporation, c/o Vikram Singh

CD (BL 14229) and RA (BL 12000) to CD (BL 12000) - 12715 and
 12719 - 72 Avenue - to permit the development of a 3-unit multiple
 residential building.

Approved by Council: October 27, 2003

- * Council is advised that By-law 15159 approved at the October 27, 2003 Regular
 Council-Land Use meeting contained an error in a zoning reference and a legal
 description. It is requested that Council amend the by-law as noted below.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Section 1.(a) be amended by inserting
 "(By-law No. 14229)" at the end "FROM: COMPREHENSIVE
 DEVELOPMENT ZONE (CD)"

RES.R03-2740

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Section 1(b) be amended by deleting
 the legal description for 12719 - 72 Avenue and inserting the following:

"Parcel Identifier: 008-267-472
 Parcel "A" (Explanatory Plan 14140) Lot 16 Except: Parcel "E" (Bylaw
 Plan 77913) Section 19 Township 2 New Westminster District Plan 6216"

RES.R03-2741

Carried

The Public Hearing date is to remain as November 17, 2003.

I. CLERK'S REPORT

1. Applications/By-laws/Permits to be Rescinded

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

Memo from the Manager, Area Planning & Development Division, Planning & Development Department, advising that on October 6, 2003, Council approved Development Permit No. 7903-0095-00, which replaced Development Permit No. 7997-0051-00.

Planning & Development are recommending that Council rescind resolution RES.R03-655 which issued Development Permit No. 7997-0051-00.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Council rescind resolution
 RES.R03-655 which issued Development Permit No. 7997-0051-00.
Carried

RES.R03-2742

- (b) **Development Permit No. 7998-0190-00**
656166 BC Ltd.
c/o P.J. Lovick Architect Ltd.
 8239 & 8213 - 140 Street

Memo from the Manager, Area Planning & Development Division, Planning & Development Department, advising that on September 29, 2003, Council approved Development Permit No. 7903-0273-00, which replaced Development Permit No. 7998-0190-00.

Planning & Development are recommending that Council rescind resolution RES.R03-2163 which issued Development Permit No. 7998-0190-00.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Council rescind resolution
 RES.R03-2163 which issued Development Permit No. 7998-0190-00.
Carried

RES.R03-2743

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R03-2744


Carried

The Regular Council- Land Use meeting adjourned at 5:59 p.m.

Certified Correct:



City Clerk



Mayor