



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, DECEMBER 15, 2003
Time: 5:00 p.m.

Present:

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

Absent:

Councillor Watts

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
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. 7903-0421-00

13128 - 80 Avenue

Rajesh Gupta, Punjabi Masihi Church/Carol Investments Ltd.

Development Variance Permit

To vary off-street parking requirements to allow a church and offices within an Industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13128 - 80 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - the off-street parking requirement for a multi-tenant industrial building is varied from 40 stalls to 26 stalls

in order to permit a church as an accessory use in unit 101 of Building "A" (Appendix II).

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

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

1. Council approve Development Variance Permit No. 7903-0421-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the number of minimum on-site parking spaces from 40 stalls to 26 stalls.
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) registration of a Section 219 Restrictive Covenant to restrict the assembly use of the church to Fridays from 7:30 p.m. to midnight and Sundays only.
 - (b) establishment of parking agreements with adjacent strata property owners to the satisfaction of the City.

Before the question was called:-

It was
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Item 2(a) of the recommendation be amended by deleting the word "Fridays" and inserting the word "evenings", and by deleting "7:30 p.m." and inserting "6:00 p.m.".

RES.R03-3234

Carried

The question was called on the main motion, as amended, and it was:-

RES.R03-3235

Carried

2. **7903-0357-00**
7380 King George Highway
Dennis Coates c/o Mair Jensen Blair Lawyers/372363 British Columbia Ltd.
(Inc. No. 372363)
 Liquor Application
Liquor Application for a proposed increase in patio seating of an existing neighbourhood pub, from 20 seats to 70 seats.

Councillor Steele left the meeting at 5:07 p.m. due to a potential conflict of interest as her son is an employee of Brewsters Neighbourhood Pub.

The General Manager of Planning & Development submitted a report concerning an liquor application on property located at 7380 King George Highway.

The applicant is proposing:

a liquor license amendment to increase the patio seating capacity of an existing neighbourhood pub, from 20 seats to 70 seats.

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 Villeneuve
 That the liquor application for the proposed patio seating increase proceed to Public Notification to solicit opinions from area property owners and tenants within 100 metres (300 ft.).

RES.R03-3236

Carried with Councillors Hunt, and Priddy against.

Councillor Steele returned to the meeting at 5:09 p.m.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

3. 7903-0166-00

6930 - 192 Street

McElhanney Consulting Services Ltd./543121 B.C. Ltd., Inc. No. 543212

Rezoning

A portion of the site from RA to RF-9C and RF-12C to allow subdivision into approximately 28 small single family lots with coachhouses and a remainder lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6930 - 192 Street.

The applicant is proposing:

- a rezoning for a portion of the site from RA to RF-9C and RF-12C

in order to allow subdivision into approximately 28 small single family lots, with coach houses, 6 with 9-metre (30 ft.) frontages, 22 with 12-metre (40 ft.) frontages and a remainder lot.

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

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

1. a By-law be introduced to rezone portions of the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) (Block A) and "Single Family Residential (12) Coach House Zone (RF-12C)" (By-law No. 12000) (Block B) and a date be set for Public Hearing (Appendix I).
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.R03-3237 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15249" pass its first reading.

RES.R03-3238 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15249" pass its second reading.

RES.R03-3239 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15249" be held at the
 City Hall on January 12, 2004, at 7:00 p.m.

RES.R03-3240 Carried

FLEETWOOD/GUILDFORD

4. 7903-0358-00
15899 - 110 Avenue
H.Y. Engineering Huei-Chin Chien and Li-Lin Lin

Rezoning

From RA to RF in order to subdivide into approximately 7 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15899 - 110 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 7 single family lots.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
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 approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 7 until future consolidation with the adjacent property to the north (11065 - 159 Street).

RES.R03-3241

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15250" pass its first reading.
 RES.R03-3242 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. 15250" pass its second reading.
 RES.R03-3243 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. 15250" be held at the
 City Hall on January 12, 2004, at 7:00 p.m.
 RES.R03-3244 Carried

- 5. 7902-0362-00**
10940 and 10970 - 156 Street
Coastland Engineering & Surveying Ltd./Long Yu Fung and Yeun Zhu Zhou
Charanjit and Inderjit Rattan
 Rezoning/Development Variance Permit
Rezone from RA to RF to permit subdivision into approximately 9 single family lots. DVP to relax the minimum rear yard setbacks in order to retain existing homes on proposed Lots 1 and 9.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 10940 and 10970 - 156 Street.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following regulation of the RF Zone:
 - reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6.9 metres (23 ft.) for proposed Lot 1 and from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) for proposed Lot 9

in order to permit the development of approximately nine single family lots while retaining the existing homes.

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
 Secoded by Councillor Steele
 That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) registration of a Section 219 Restrictive Covenant for "no build" overall of proposed Lot 1 and proposed Lot 9 until they are further subdivided;
 - (e) removal of the rear portion of the existing house on proposed Lot 1 to the satisfaction of the Building Division; and
 - (f) approval of Development Variance Permit No. 7902-0362-00.
3. Council approve Development Variance Permit No. 7902-0362-00, varying the following to proceed to Public Notification (Appendix VIII):
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.9 metres (23 ft.) for proposed Lot 1 and from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) for proposed Lot 9.

RES.R03-3245

Carried

It was

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

No. 12000, Amendment By-law, 2003, No. 15251" pass its first reading.

RES.R03-3246

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. 15251" pass its second reading.
 RES.R03-3247 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. 15251" be held at the
 City Hall on January 12, 2004, at 7:00 p.m.
 RES.R03-3248 Carried

NEWTON

6. **7903-0123-00**
6789 - 148 Street
Dharbinder Singh Dhaliwal (Bob Dhaliwal)/Dharbinder Singh Dhaliwal and
Permit Kaur Dhaliwal
 Rezoning
From RH to RF to permit subdivision into 3 single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6789 - 148 Street.

The applicant is proposing:

- a rezoning from RH to RF

in order to allow subdivision into 3 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 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; and
- (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-3249

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15252" pass its first reading.

RES.R03-3250

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. 15252" pass its second reading.

RES.R03-3251

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. 15252" be held at the
 City Hall on January 12, 2004, at 7:00 p.m.

RES.R03-3252

Carried**SOUTH SURREY****7. 7903-0223-00****13543 Marine Drive****Neville Graham - Neville Graham & Associates/Henry and Edna Hamm****Development Variance Permit**

To vary minimum lot depths and rear yard setback for the existing house in order to permit the development of a two lot single family residential subdivision.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13543 Marine Drive.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - to vary the minimum lot depth requirement of the RF Zone from 28 m (90 ft.) to 26.9 m (88.3 ft.) for proposed Lot 1 and from 28 m (90 ft.) to 26.0 m (85.3 ft.) for proposed Lot 2; and
 - to vary the rear yard setback requirement of the RF Zone from 7.5 m (25 ft.) to 4.7 m (15.4 ft.) to permit the existing house 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 Bose
Seconded by Councillor Steele
That:

1. Council approve Development Variance Permit No. 7903-0223-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 m (90 ft.) to 26.9 m (88.3 ft.) for proposed Lot 1 and from 28 m (90 ft.) to 26.0 m (85.3 ft.) for proposed Lot 2; and
 - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 m (25 ft.) to 4.7 m (15.4 ft.) to retain the existing house on proposed Lot 2.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R03-3253

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL**NEWTON**

8. **7903-0439-00**
12905 - 80 Avenue
Joe Dhaliwal - Mainland Demo Contracting Ltd., Inc. No. 398958/Mainland Demo Contracting Ltd., Inc. No. 398958
 Development Permit
To permit the construction of Phase I and Phase IA of a combined Light Impact Industrial/Business Park Complex

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

The applicant is proposing:

- a Development Permit;

in order to permit the development of Phase I and Phase IA of a combined Light Impact Industrial/Business Park Complex.

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 Tymoschuk
 That Council approve the attached
 Development Permit No. 7903-0439-00 (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.R03-3254

Carried with Councillor Bose against.

SURREY CITY CENTRE/WHALLEY

9. **7903-0381-00**
13578 and 13598 - 88 Avenue
Mr. Oleg Verbenkov, Pacific Land Group/Nagina Property Ltd.
 Development Permit
To allow one free-standing sign on each of two recently created commercial lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 13578 and 13598 - 88 Avenue.

The applicant is proposing:

- a Development Permit

in order to allow a free-standing sign on each lot.

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

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

1. Council authorize staff to draft Development Permit No. 7903-0381-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) incorporate design details such as the bear image and the curved element on both signs; and
 - (b) replace the existing canopy lights with recessed lighting fixtures in accordance with the design guidelines for gas station.

RES.R03-3255

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 10. 7903-0350-00**
17368 and 17442 - 104 Avenue
Bob Cheema /James Pernu/Bruce and Valerie McIntosh/Ronald and Riitta Pearson
 OCP Amendment/Rezoning
OCP Amendments from Suburban and Industrial to Urban. Rezone from RA to RH and RF to allow subdivision into 9 half-acre and 50 urban single family lots and a large remainder RA lot.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on properties located at 17368 and 17442 - 104 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban and Industrial to Urban; and
- a rezoning of a portion of the site from RA to RH and RF

in order to allow subdivision into 9 half-acre lots; 50 urban single family lots; and a large remainder RA lot.

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

Delegation

James Pernu, McElhanney Consulting Services Ltd., was in attendance and commented on adjustments made to address staff's concerns and the rationale for the proposed partial Official Community Plan amendment.

He continued that the site encompasses 19 acres in total and the urban redesignation of the Official Community Plan amendment relates to 14 acres on the north side of the site. He added that of these 14 acres, approximately 5 acres are designated Industrial in the north-east corner. He noted that the lands are not suitable for industrial development because of the topography, which features a 40 foot drop from one corner on the north-east side to the other. He added that the proposed rezoning application deals with the subdivision of 50 single family RF lots and open space on the site.

He noted that a large remnant lot would remain on the north-east corner which is not proposed for rezoning or subdivision at this time. He continued that any future development would be subject to further Council approval at a future rezoning application stage.

Mr. Pernu discussed lot size, traffic patterns, the South Fraser Perimeter Road alignment and potential impacts on the subject site. He added that the Ministry had provided written preliminary approval for one year for the project and noted that the layout had been adjusted to leave the large remaining parcel due to concerns raised by staff.

Mr. Pernu noted that it is proposed to provide a 12 meter setback for lots fronting 104 Avenue and a 20 meter landscape buffer. He added that area residents have indicated support for the proposed development (90%).

He continued that the neighbourhood pocket is unique and features some larger lots on currently on well and septic systems. He added that this neighbourhood pocket is surrounded by industrial land uses to the north and to the east, as well as some urban to the west. He noted that there is a recently approved commercial neighbourhood node at 176 Street and Barnston to the south and east of the proposed application.

Mr. Pernu commented that preliminary planning would start in the area of Port Kells on the south side of Highway 1. He stated that he believed that the urban residential interface with the industrial lands to the north is not only appropriate but represents a most common land interface condition associated with city urban land supply. He added that the applicant has offered to volunteer a cash

contribution to the city in the amount of \$1,250 per lot toward the Official Community Plan amendment.

Mike Tynan, Design Consultant, was in attendance and commented that most residents are in favour of the project and would prefer a residential rather than industrial interface. He noted two distinct character areas such as the estate lots on the suburban side of the development to the south and the standard urban lots on the north side. He addressed concerns relative to noise mitigation through building standards.

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

1. Approve the proposed Official Community Plan amendment as requested by the applicant; and
2. Refer the application to staff for conditions for approval to be brought forward to the next Regular Council Land Use meeting and the appropriate by-law readings.

RES.R03-3256

Carried with Councillors Bose and Hunt against.

11. 7903-0066-00

8771 - 160 Street/15964 - 88 Avenue

Lubor Trubka Associates Architects/Trustees of the Congregation of the (Surrey Korean Presbyterian Church), Pursuant to the Trustee (Church Property) Act Trustees of the Congregation of the Grace Presbyterian Church Pursuant to the Trustee (Church Property) Act

NCP Amendment/Rezoning

Rezone from PA-1 and RF to CD and amend NCP from Institutional/Medium Density Townhouses to Institutional to allow the phased development of a 400-seat regional church, care facility and assembly hall.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on properties located at 8771 - 160 Street and 15964 - 88 Avenue.

The applicant is proposing:

- an NCP amendment from Institutional/Medium Density Townhouses to Institutional; and
- a rezoning from PA-1 and RF to CD

in order to permit the phased development of a regional church, care facility and assembly hall.

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

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

1. a By-law be introduced to rezone the property from "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) and "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 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 lot consolidation and road dedication plan to the satisfaction of the Approving Officer;
 - (c) approval by Council of a road exchange by-law to facilitate the closure of the half lane between the two existing properties;
 - (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) removal of the existing single family residence on the southern property;
 - (g) registration of a Section 219 Restrictive Covenant to restrict vehicle access to 88 Avenue and 160 Street; and
 - (h) registration of a Section 219 Restrictive Covenant to prohibit any development on the site other than as generally indicated on the drawings attached to this Report.
3. Council pass a resolution to amend the Fleetwood Town Centre Neighbourhood Concept Plan to redesignate the southern property from Medium Density Townhouse to Institutional when the project is considered for final adoption.

RES.R03-3257

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15253" pass its first reading.
 RES.R03-3258 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15253" pass its second reading.
 RES.R03-3259 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15253" be held at the
 City Hall on January 12, 2004, at 7:00 p.m.
 RES.R03-3260 Carried

SOUTH SURREY

12. **7903-0203-00**
2175 - 123 Street
M. Catherine Liang/Mamie Catherine Liang
 Rezoning/Development Variance Permit
*Rezone from RF to CD to permit an addition to the existing dwelling and
 Development Variance Permit to vary the requirement to provide road widening,
 curb and gutter, sidewalks, street lighting and underground wiring.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 2175 - 123 Street.

The applicant is proposing:

- a rezoning from RF to CD

in order to permit the development of a home that is larger than permitted by the existing RF Zone.

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 Tymoschuk
That:

1. Council file By-law No. 15208.
2. 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.
3. Council approve Development Variance Permit No. 7903-0203-00, varying the following, to proceed to Public Notification:
 - (a) To waive the requirement of the Subdivision and Development By-law No. 8830, to provide road widening, curb and gutter, sidewalks, street lighting and underground wiring.
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; and
 - (b) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-3261

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15208" be filed.

RES.R03-3262

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15254" pass its first reading.

RES.R03-3263

Carried

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15254" pass its second reading.
 RES.R03-3264 Carried

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15254" be held at the
 City Hall on January 12, 2004, at 7:00 p.m.
 RES.R03-3265 Carried

C. CORPORATE REPORTS

1. The following Corporate Report to be considered:

Item No. L018 West Newton/Highway 10 Neighbourhood Concept Plan -
 Stage 1
 File: 6520-20 (West Newton/Hwy 10)

The General Manager, Planning & Development submitted a report to:

1. Provide an overview of the Stage 1 component of the NCP for West Newton/Highway 10, including the process followed in preparing the plan, public consultation that was undertaken as part of the planning process and a description of the proposed Land Use Concept Plan;
2. Seek Council approval of the Stage 1 component of the NCP, including the proposed Land Use Concept Plan as the basis for more detailed planning necessary to complete the Stage 2 component of the plan; and
3. Provide Council with a summary of outstanding land use issues that will be addressed as part of the Stage 2 component.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Corporate Report No. L018 be deferred
 to the next Regular Council - Land Use for a staff presentation.
 RES.R03-3266 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, 2002, No. 14849"

7902-0197-00 - Daljit and Kanchan Sidhu, Ajit and Sukhdev Grewal,
c/o McElhanney Consulting Services Ltd. (Dwight Heintz)

RA (BL 12000) to RH (BL 12000) - 3316 and 3366 - 155 Street - to
permit the development of six suburban single family lots.

Approved by Council: November 4, 2002

- * Planning & Development advise that (reference memorandum dated December 8, 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 Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14849" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-3267

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15044"

7903-0003-00 - Whitehall Estates Ltd., c/o HY Engineering Ltd.

RA (BL 12000) to CD (BL 12000) - 18582 - 68 Avenue - to allow subdivision into approximately 69 small urban lots.

Approved by Council: June 9, 2003

- * Planning & Development advise that (reference memorandum dated December 9, 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 Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15044" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-3268

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13288"

7996-0335-00 - 408987 BC Ltd., c/o McElhanney Consulting Services Ltd.

RS (BL 5942) to RF (BL 12000) - 6982 - 148 Street - to permit subdivision into approximately 13 single family lots

Approved by Council: November 18, 1997

- * Planning & Development advise that (reference memorandum dated December 3, 2003 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

Note: The Public Hearing on this application was held on December 8, 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 the reason for the delay in bringing this application to Final Adoption was due to financial and servicing constraints.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That 3. "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1997, No. 13288" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-3269 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13459"
 7997-0135-00 - Jaspal Singh Bagha, Gurpal Kaur Bagha,
 Gurminderjit Kaur Shergill, Puran and Harvinder Nahal,
 c/o McElhanney Consulting Services Ltd.

RS (BL 5942) to RF (BL 12000) - 6934 - 148 Street - to permit
 subdivision into approximately 13 single family lots.

Approved by Council: June 22, 1998

- * Planning & Development advise that (reference memorandum dated
 December 3, 2003 in By-law back-up) the building scheme which has been filed
 with the City Clerk has been developed by a Design Consultant based on a
 character study of the surrounding neighbourhood. The building scheme will be
 registered concurrently with the subdivision plan pursuant to Section 220 of the
 Land Title Act. A 219 Restrictive Covenant will also be registered to tie the
 building scheme to the land.

Note: The Public Hearing on this application was held on July 20, 1998. As
 more than two years have passed since the Public Hearing, Council may
 wish to hold a new Public Hearing. Planning & Development advise that
 the reason for the delay in bringing this application to Final Adoption was
 due to financial and servicing constraints.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1998, No. 13459" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-3270 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14525"
 7901-0206-00 - Qualico Developments (Vancouver) Inc., c/o Hunter Laird
 Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to CD (BL 12000) - 5909 - 148 Street - to permit the
 development of approximately 15 single family residential small lots
 which range in size from 224 m² (2,411 sq.ft.) to 558 m² (6,006 sq.ft.).

Approved by Council: October 1, 2001

- * Planning & Development advise that (reference memorandum dated December 11, 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.

Note: The Public Hearing on this application was held on October 15, 2001. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing. Planning & Development advise that the reason for the delay in bringing this application to Final Adoption was due to the previous owners taking a longer time to sell the property than they anticipated, and thus the delay in the completion of the servicing agreement.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14525" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-3271

Carried

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13290"

7997-0115-00 - Palvinder & Kulsit Sandhu/Joga & Akko Dosanjh,
 c/o H.Y. Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 6010 & 6020 - 126 Street - to permit
 subdivision into approximately 7 single family lots

Approved by Council: November 18, 1997

- * Planning & Development advise that (reference memorandum dated December 10, 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 advise that at the Public Hearing Council heard concerns associated with quality of development. In response, the Building Scheme requires accent material on dwellings, front yard setbacks have been increased

and in some cases, additional rear yard setbacks are required. An effort has been made to preserve trees within these increased setbacks.

Note: The Public Hearing on this application was held on December 8, 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 the reason for the delay in bringing this application to Final Adoption was due to off-site down stream sewer works that had to be completed before Engineering requirements associated with this application could be addressed.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1997, No. 13290" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-3272

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14882"

7902-0261-00 - Enver Creek Homes Ltd., 523287 B.C. Ltd., 533618 B.C. Ltd.,
Marathon Construction Ltd., 398384 B.C. Ltd., T.M. Crest
Homes & Investments Ltd., c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

RA (BL 12000) to RF-12 (BL 12000) and RF (BL 12000) - 14581, 14601,
14613, 14623, 14637, 14651, 14675 - 76 Avenue, Portion of 147 Street -
to permit subdivision of approximately 134 single family small lots and
20 single family lots plus open space in a two-phased subdivision.

Approved by Council: December 9, 2002

* Planning & Development advise that (reference memorandum dated
December 11, 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 East Newton North Neighbourhood Concept Plan
to redesignate a portion of the site from Urban Residential and Residential Gross
Density to Urban Compact Housing.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council amend the East Newton North
 Neighbourhood Concept Plan to redesignate a portion of the site from "Urban
 Residential" and "Residential Gross Density" to "Urban Compact Housing".
 RES.R03-3273 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14882" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-3274 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15062"

7903-0045-00 - Ralph and Lillian Lewis, Kim Taylor, Klaas and
 Anna Akkerman, Kuldip and Jaswinder Dhaliwal,
 c/o Mosaic (Chris Barbati)

RA (BL 12000) to RM-15 (BL 12000) - 15061 and 15089 - 60 Avenue -
 6042 and 6062 - 150 Street - to permit the development of 88 townhouse
 units.

Approved by Council: June 23, 2003

Note: A Development Permit (7903-0045-00) on the site is to be considered for
 Final Approval under Items I.1(a).

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15062" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-3275 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15069"

7903-0008-00 - 3892336 Canada Inc., Sanmin Holdings Ltd., c/o Mike Helle,
 Coastland Engineering & Surveying Ltd.

RA and RF (BL 12000) to RF-9 and RF-12 (BL 12000) - 6301 and
 6341 - 168 Street, 16777 - 63 Avenue - to allow subdivision into
 approximately 36 small single family residential lots.

Approved by Council: July 7, 2003

- * Planning & Development advise that (reference memorandum dated December 12, 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 Cloverdale North Neighbourhood Concept Plan to redesignate the site from Clustered Development to small lots.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council amend the West Cloverdale
 North Neighbourhood Concept Plan to redesignate the site from Clustered
 Development to small lots.

RES.R03-3276

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15069" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-3277

Carried

Councillor Bose rose on a Point of Order to state that he should have absented himself from consideration of Item H.9 as there is a potential conflict of interest due to family property holdings in the area.

TO BE FILED

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15208"

7903-0203-00 - Mamie Liang

RF (BL 12000) to CD (BL 12000) - 2175 - 123 Street - to permit an
 addition to the existing dwelling.

Approved by Council: December 1, 2003

Note: This By-law will be in order for consideration to be Filed, should Council approve Land Use Application 7903-0203-00, Item B.12 of the Regular Council - Land Use - Addendum Agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15208" be filed.
 RES.R03-3278 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0045-00**
Mosaic (Chris Barbati)/Ralph and Lillian Lewis; Kim Taylor;
Klaas and Anna Akkerman; Kuldip and Jaswinder Dhaliwal
 15061/15089 - 60 Avenue; 6042/ 6062 - 150 Street

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

"That Development Permit No. 7903-0045-00 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 15062, Item H.8 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Permit
 No. 7903-0045-00 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.R03-3279 Carried

J. OTHER BUSINESS

1. South Fraser Perimeter Road

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council extend an invitation to the
 Minister of Transportation and Highways to provide a presentation early as possible in 2004 on the South Fraser Perimeter road.
 RES.R03-3280 Carried

K. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R03-3281


Carried

The Regular Council- Land Use meeting adjourned at 5:48 p.m.

Certified Correct:



City Clerk



Mayor