



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, JANUARY 26, 2004  
Time: 4:00 p.m.

#### Present:

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

#### Absent:

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

City Manager  
City Clerk  
General Manager, Engineering  
Interim General Manager, Parks, Recreation  
and Culture  
General Manager, Planning & Development  
Manager, Area Planning Division  
Manager, North Surrey Section  
Manager, South Surrey Section  
City Solicitor  
Manager, Long Range Planning & Policy  
Development

#### D. ITEMS TABLED BY COUNCIL

1. At the January 12, 2004 Regular Council - Land Use meeting, Council tabled Corporate Report L018 to the next Regular Council - Land Use meeting.

**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.

Staff presented a brief presentation relative to the West Newton/Highway 10 Neighbourhood Concept Plan - Stage 1.

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 Council:

1. Receive this report as information;
2. Approve the proposed Stage 1 component of the Neighbourhood Concept Plan ("NCP") for West Newton/Highway 10, as described in this report and as illustrated in Appendix I;
3. Instruct staff to complete the Stage 2 component of the West Newton/Highway 10 NCP on the basis of the Stage 1 Land Use Concept Plan, including resolution of outstanding land use issues identified in Appendix VI, an engineering servicing strategy and a comprehensive financial plan that will provide adequate funding provisions for engineering servicing infrastructure, logical phasing, and community amenities; and
4. Authorize staff to proceed with processing of development applications in the West Newton/Highway 10 NCP area on the basis of conformity with the proposed Stage 1 Land Use Concept Plan (Appendix I), but that final approval of any such application be withheld pending completion of the Stage 2 component of the NCP.

RES.R04-151

Carried

**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**FLEETWOOD/GUILDFORD**

1. **7903-0429-00**  
**16659 Fraser Highway**  
**Warren Perrot, Pattison Sign Group/TPD Holdings Ltd. Inc. No. 436581;**  
**PJD Holdings Ltd., Inc. No. 436583; MWD Holdings Ltd., Inc. No. 436582**  
**Development Permit**  
*To permit a new free-standing sign for a commercial site in Fleetwood.*

Councillor Tymoschuk left the meeting at 4:28 p.m. due to a potential conflict of interest as he is employed by one of the Jim Pattison Group of companies.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 16659 Fraser Highway.

The applicant is proposing:

- a Development Permit

in order to permit the installation of a new free-standing sign on a commercial site.

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 Council approve the attached

Development Permit No. 7903-0429-00 (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.R04-152

Carried with Councillor Higginbotham against.

Councillor Tymoschuk returned to the meeting at 4:30 p.m.

### SURREY CITY CENTRE/WHALLEY

2. **7903-0244-00**  
**9200 - 120 Street**  
**Avnash Banwait, Mainland Engineering Corporation/S.S. Johal and H.M. Rai Enterprises Ltd.**  
Development Permit  
*To permit exterior renovations of an existing two-storey retail/office building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 9200 - 120 Street.

The applicant is proposing:

- a Development Permit

in order to allow the exterior renovation of an existing two-storey retail/office 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 Steele

That Council approve the attached

Development Permit No. 7903-0244-00 (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.R04-153

Carried

## RESIDENTIAL/INSTITUTIONAL

### SOUTH SURREY

#### 3. 7903-0316-00

2700 Crescent Drive

A.J. Schenk/A.J. Schenk and Kristin N. Schenk

Rezoning

*From RH to CD to permit the construction of a single family dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 2700 Crescent Drive.

The applicant is proposing:

- a rezoning from RH to CD

in order to permit the development of a 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 Hunt

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (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 issue prior to approval:
  - (a) submission of an acceptable tree survey and a statement regarding tree preservation; and



(b) registration of building plans on title.

RES.R04-154

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15274" pass its first reading.

RES.R04-155

Carried

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, 2004, No. 15274" pass its second reading.

RES.R04-156

Carried

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, 2004, No. 15274" be held at the  
City Hall on February 9, 2004, at 7:00 p.m.

RES.R04-157

Carried

- 4. 7903-0299-00**  
**3106 - 140 Street**  
**Holden Yip/Richard Brooks, H.Y. Engineering Ltd./Horst and**  
**Ulrike Baecker**  
Rezoning  
*From RA to CD to permit the subdivision into 3 suburban single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 3106 - 140 Street.

The applicant is proposing:

- a rezoning from RA to CD

in order to allow subdivision into 3 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 Watts  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council 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) ensure that the applicant addresses the requirement of cash-in-lieu of parkland to achieve the overall 15% open space equivalent requirement.

RES.R04-158

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15275" pass its first reading.

RES.R04-159

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, 2004, No. 15275" pass its second reading.

RES.R04-160

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, 2004, No. 15275" be held at the City Hall on February 9, 2004, at 7:00 p.m.

RES.R04-161

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### FLEETWOOD/GUILDFORD

#### 5. 7903-0420-00

18940 - 94 Avenue

**Ron Weibe/Performance Mall Properties Inc.**

Development Permit/Development Variance Permit

*Development Permit and Development Variance Permit to allow a free-standing sign on an industrial site in Port Kells, abutting Highway No. 1.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 18940 - 94 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit

in order to allow a free-standing sign on an industrial site in Port Kells, abutting Highway No. 1.

#### Delegation

The applicant was in attendance and commented that he was advised that the installation of a free-sign would be permitted at the time of application. He added that his company is an international company and now employ 60 staff, buying out 3 companies last year. He continued that, at the time of application, documentation existed within the City that a free-standing sign would be permitted, and that he believed this information to be true and fair.

He stated that since the initial application, a change came into effect not permitting the installation of the proposed 10 ft. x 10 ft. sign. He referenced a staff report to Council, which discussed the amount of signage along the highway. He added that he would be willing to work on issues such as background colour and architectural flow to stay within the guidelines. He added that under "staff comments", the statement was made that the subject property has potential for signage to be constructed on a second property and that he had signed off stating that he would not apply for signage for the undeveloped portion of the property.



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

It was

Moved by Councillor Bose

Seconded by Councillor Watts

That the matter be tabled back to staff, to

clarify legal issues and to examine the possibility of the physical presence of a fascia sign on the south side of the building.

RES.R04-162

Carried

### SURREY CITY CENTRE/WHALLEY

#### 6. 7903-0428-00

11125 - 124 Street

**Warren Perrott/West Fraser Real Estate Holdings Ltd.**

Development Permit/Development Variance Permit

*Development Permit to allow 2 new free-standing signs and Development Variance Permit to increase the height of both free-standing signs on a commercial site in South Westminster.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 11125 - 124 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
  - to relax the maximum height of two free-standing signs from 4.6 metres (15 ft.) to 7.6 metres (25 ft.)

in order to allow two new free-standing signs on a commercial site in South Westminster.

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:

1. Council authorize staff to draft Development Permit No. 7903-0428-00 in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7903-0428-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to relax the maximum height of two free-standing signs from 4.6 metres (15 ft.) to 7.6 metres (25 ft.).

RES.R04-163

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

7. **7904-0006-00**  
**17473 - 60 Avenue**  
**McQuarrie Hunter, Barristers & Solicitors/The Trustees of the Congregation of the Canadian Reformed Church**  
 Development Variance Permit  
*To relax the front and rear yard setbacks to permit the renovation and relocation of an existing church.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 17473 - 60 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary Schedule B of Land Use Contract No. 85:
  - to reduce the minimum front yard setback from fifty (50) feet to 9 metres (30 ft.); and
  - to reduce the minimum rear yard setback from fifty (50) feet to 10.3 metres (34 ft.)

in order to permit the redevelopment of a church in Cloverdale.

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 Watts  
 That:

1. Council approve Development Variance Permit No. 7904-0006-00 (Appendix IV), varying the following, to proceed to Public Notification:

- (a) to replace the first paragraph of Schedule B of Land Use Contract No. 85 to reduce the minimum front yard setback from fifty (50) feet to 9 metres (30 ft.) and to reduce the minimum rear yard setback from fifty (50) feet to 10.3 metres (34 ft.) for 17473 - 60 Avenue.

RES.R04-164

Carried**FLEETWOOD/GUILDFORD****8. 7903-0347-00****16070 - 112 Avenue****CitiWest Consulting Ltd./Bernice Quintal****Rezoning/Development Variance Permit**

*Rezone from RA to RF in order to allow subdivision into approximately 4 single family lots and a remainder lot. Development Variance Permit to reduce the sideyard setback of an existing home for proposed Lot 2.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 16070 - 112 Avenue.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following by-law regulation:
  - to reduce the minimum side yard setback of the RF Zone from 1.8 m (6 ft.) to 1.08 m (3.5 ft.) for proposed Lot 2

in order to allow subdivision into approximately 4 single family lots 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 Higginbotham

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 a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7903-0347-00 (Appendix VII), varying the following, to proceed to Public Notification:



- (a) to reduce the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.08 metres (3.5 ft.) for proposed Lot 2.
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;
- (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.R04-165

Carried

It was

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

No. 12000, Amendment By-law, 2004, No. 15277" pass its first reading.

RES.R04-166

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, 2004, No. 15277" pass its second reading.

RES.R04-167

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, 2004, No. 15277" be held at the  
 City Hall on February 9, 2004, at 7:00 p.m.

RES.R04-168

CarriedNEWTON

9. **7903-0371-00**  
**6076 and 6118 - 138 Street**  
**Riad Yassin, Alpha Beta Developments Ltd./Gurcharan &**  
**Jasmen Dhaliwal; Malkit and Parvinder Gill**  
 Rezoning/Development Permit/Development Variance Permit  
*Rezone from RA to RM-15. Development Permit to permit the development of*  
*48 townhouse units. Development Variance Permit to vary setbacks.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6076 and 6118 - 138 Street.

The applicant is proposing:

- a rezoning from RA to RM-15;
- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
  - the south side yard setback is reduced from 7.5 metres (25 ft.) to the following:
    - i. to 2.3 metres (7.5 ft.) for Building 10;
    - ii. to 4.2 metres (13.8 ft.) for Building 9; and
    - iii. 4.5 metres (15 ft.) for Building 8  
as shown on the site plan attached as Appendix IX; and
  - rear east yard setback is reduced from 7.5 metres (25 ft.):
    - i. to 3.7 metres (12 ft.) for Building 8;
    - ii. to 3.4 metres (11.2 ft.) for Building 7; and
    - iii. to 3.6 metres (11.8 ft.) for Building 6,  
as shown on the site plan attached as Appendix IX

in order to permit the development of a 48-unit townhouse 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 Higginbotham  
Seconded by Councillor Tymoschuk  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0371-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7903-0371-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the RM-15 Zone along the south property line only from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft.) for Building 10, 4.2 metres (13.8 ft.) for Building 9, and 4.5 metres (15 ft.) for Building 8, as shown on the site plan attached as Appendix IX; and
  - (b) to reduce the minimum rear east yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 3.7 metres (12 ft.), for Buildings 8,

3.4 metres (11.2 ft.) for Building 7 and 3.6 metres (11.8 ft.) for Building 6 only;

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 Department of Fisheries;
  - (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 to specifically prohibit the conversion of the tandem parking spaces into livable space;
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 6076 - 138 Street until future consolidation with the adjacent property (6064 - 138 Street); and
  - (h) the applicant adequately address the impact of no indoor amenity space.

RES.R04-169

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15278" pass its first reading.

RES.R04-170

Carried

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15278" pass its second reading.

RES.R04-171

Carried



It was then

Moved by Councillor Higginbotham

Seconded by Councillor Watts

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15278" be held at the City Hall on February 9, 2004, at 7:00 p.m.

RES.R04-172

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### SOUTH SURREY

#### 10. 7903-0099-00

**2653 King George Highway; 2630 and 2656 - 152 Street**

**R.A. (Rick) Johnson/Benuzzo Santelli and Carmela Santelli**

Rezoning/Development Permit/Development Variance Permit

*Rezone from RF to CD. Development Permit to permit a 1,732 sq.m.*

*(18,644 sq.ft.) commercial shopping centre. Development Variance Permit to vary the number of fascia signs.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, a Development Permit application, and a Development Variance Permit application on properties located at 2653 King George Highway, 2630 and 2656 - 152 Street.

The applicant is proposing:

- a rezoning from RF to CD;
- a Development Permit
- a Development Variance Permit to vary the following by-law regulations:
  - Building 1: the number of fascia sign is varied to three (3) fascia signs on the north elevation and one (1) fascia sign on the east elevation;
  - Building 2: the number of fascia signs is varied to four (4) fascia signs on the north elevation; and one (1) fascia sign on the west elevation;
  - Building 3: the number of fascia signs is varied to three (3) fascia signs for the west elevation; one (1) fascia sign on the north elevation; to one (1) fascia sign on the east elevation; and two (2) fascia signs on the south elevation

in order to permit the development of a 1,732 sq.m. (18,644 sq.ft.) shopping centre on this site.

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 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 authorize staff to draft Development Permit No. 7903-0099-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7903-0099-00 (Appendix VIII) varying the following to proceed to Public Notification:
  - (a) Building 1: the number of fascia sign is varied to three (3) fascia signs on the north elevation and one (1) fascia sign on the east elevation;
  - (b) Building 2: the number of fascia signs is varied to four (4) fascia signs on the north elevation; and one (1) fascia sign on the west elevation;
  - (c) Building 3: the number of fascia signs is varied to three (3) fascia signs for the west elevation; one (1) fascia sign on the north elevation; to one (1) fascia sign on the east elevation; and two (2) fascia signs on the south elevation.
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) approval from the Ministry of Environment regarding possible environmental impacts to soil due to previous activity ;
  - (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 satisfactory right-of-way granting access to the northern property; and

(g) completion of the road exchange requirements.

5. Council pass a resolution to amend King George Highway Corridor Plan to redesignate the land from Apartments (45 upa) to Commercial when the project is considered for final adoption.

RES.R04-173

Carried

It was

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

No. 12000, Amendment By-law, 2004, No. 15279" pass its first reading.

RES.R04-174

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, 2004, No. 15279" pass its second reading.

RES.R04-175

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, 2004, No. 15279" be held at the City Hall on February 9, 2004, at 7:00 p.m.

RES.R04-176

Carried

## C. CORPORATE REPORTS

1. The Corporate Report under date of January 26, 2004 was considered and dealt with as follows:

**Item No. L001**

Campbell Heights Local Area Plan - Development Design  
Guidelines and Review Process  
File: 6520-20 (Campbell Heights)

The General Manager, Planning & Development submitted a report to obtain Council approval of the Campbell Heights Business Park Development Design Guidelines for the initial phase of development in Campbell Heights.



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 Council:

1. Receive this report as information;
2. Approve the Campbell Heights Development Design Guidelines, attached to this report as Appendix I, as the basis for evaluating site-specific development proposals within the Campbell Heights Business Park;
3. Authorize staff to bring forward amendments to the Surrey Sign By-law, 1999, No. 13656 to reflect the provisions of the Campbell Heights Design Guidelines; and
4. Adopt as policy on a "pilot" basis the Campbell Heights Design Review Process, as documented in Appendix II, for the Phase I lands in Campbell Heights.

Before the question was called:-

It was Moved by Councillor Bose  
Seconded by Councillor Villeneuve  
That the motion be amended by inserting the  
following:

"5. *reference to the LEED program be incorporated into Section 'D' in accordance with the Guidelines for Sustainable Development.*"

RES.R04-177

Carried

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

RES.R04-178

Carried

**Note:** See By-law 15148, 15149, 15150, 15151, and 15152.

## **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. 15169"

7903-0339-00 - Kwang and Hyung Kim, c/o Pacific Rim Architecture Ltd.  
(Ian Tingley)

C-4 (BL 12000) to CD (BL 12000) - 12522 Old Yale Road - to allow a  
bakery in addition to the existing permitted uses.

Approved by Council: November 3, 2003

**Note:** A Development Permit (7903-0339-00) on the site is to be considered for  
Final Approval under Item I.1(a).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15169" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-179

Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 78 Amendment  
By-law, 2003, No. 15018"

7901-0243-00 - Susan Van Geel, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

To authorize the redesignation of the property located at 3696 - 156 Street from  
Suburban (SUB) to Urban (URB).

Approved by Council: May 5, 2003

This by-law is proceeding in conjunction with By-law 15019.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 78 Amendment By-law, 2003, No. 15018" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R04-180

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15019"

7901-0243-00 - Susan Van Geel, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

RH (BL 12000) to CD (BL 12000) - Portion of 3696 - 156 Street - to allow subdivision into two residential lots.

Approved by Council: May 5, 2003

This by-law is proceeding in conjunction with By-law 15018.

- \* Planning & Development advise that (reference memorandum dated January 21, 2004 in By-law back-up) at the February 3, 2003 Regular Council-Land Use meeting, Council passed the following resolution:

- "1. Refer Application 7901-0243-00 to staff to review Option 2:  
Maintain Comprehensive Development Zone Dimensions; and
- 2. That all lots south of this site be full half-acre lots."

Planning and Development advise that staff worked with the applicant to determine a two-lot subdivision plan that was acceptable to the City and the Rosemary Heights Residents Committee. An acceptable proposed subdivision plan was presented in a Planning Report at the May 5, 2003 Regular Council-Land Use meeting.

- \* In addition, 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 and a Section 219 Restrictive Covenant was already registered on title as part of the adjacent Morgan Creek subdivision to the east.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15019" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-181

Carried

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14952"

7902-0349-00 - Brian and Toyoko Gourley, c/o Damax Consultants Ltd.

RA (BL 12000) to RF and RF-12 (BL 12000) - 7810 - 168 Street - to allow subdivision with 3 adjacent properties into approximately 6 standard single family lots and 5 small single family lots.

Approved by Council: March 3, 2003



- \* Planning & Development advise that (reference memorandum dated January 22, 2004 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. 14952" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-182

Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 38 Amendment By-law, 2003, No. 15148"

3900-20-15148/6520-20 (Campbell Heights) Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is hereby further amended in Schedule C. Development Permit Area Guidelines under Designated Development Permit Areas by amending Section 2 and inserting "Figure C-1: Areas not Designated as Development Permit Area in Schedule C".

These amendments are necessary to implement the Campbell Heights Local Area Plan.

Approved by Council: October 6, 2003  
Corporate Report Item No. L013

- \* This by-law is proceeding in conjunction with By-laws 15149, 15150, 15151 and 15152.

- \* Planning & Development advise that (reference memorandum dated January 22, 2004 in by-law back-up) Council instructed staff to resolve a number of issues prior to Final Adoption, as approved by Corporate Report L013 as follows:

- (a) Ensure that all engineering requirements and issues, including restrictive covenants, dedications and rights-of-way, where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) Ensure that the Purchaser (i.e., Kingswood Capital Corporation and Progressive Construction Ltd.) have signed an appropriate agreement and posted a letter of credit with the City that will act to guarantee the

completion of the detailed design plans of the Development Cost Charge funded engineering services for the Phase 1 lands; and

- (c) Finalize the Campbell Heights Business Park Design Guidelines to the satisfaction of the General Manager, Planning and Development.

These issues have been resolved and are outlined in the memorandum in by-law back-up. In addition, in considering the by-laws at third reading, Council referred to a number of concerns on environmental matters raised during the Public Hearing. A memorandum dated January 20, 2004 from the General Manager, Engineering (see by-law back-up) addresses these concerns, in particular, water quality and quantity and drainage.

**Note:** This By-law will be in order for consideration Final Adoption, should Council approve the recommendations of Corporate Report Item No. L001 of the Regular Council-Land Use Addendum Agenda #2.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Watts  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 38 Amendment By-law, 2003, No. 15148" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-183

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15149"

3900-20-15149/6520-20 (Campbell Heights) - Council Initiated Text Amendment

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000" as amended by inserting new "Part 47A Business Park 1 Zone (IB-1)" and "Part 47B Business Park 2 Zone (IB-2)".

These amendments are necessary to implement the Campbell Heights Local Area Plan.

Approved by Council: October 6, 2003  
Corporate Report Item No. L013

- \* The information cited under By-law 15148 applies to By-laws 15149, 15150, 15151, and 15152 also.

**Note:** This By-law will be in order for consideration Final Adoption, should Council approve the recommendations of Corporate Report Item No. L001 of the Regular Council-Land Use Addendum Agenda #2.



It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Text Amendment By-law, 2003, No. 15149" be finally adopted,  
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-184 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15150"  
 3900-15150/6520-20 - (Campbell Heights) Council Initiated Amendment

CD (BL 11355) and A-2 (BL 12000) to IB-1 (BL 12000) -  
 2460 - 192 Street, Portions of 2775 - 192 Street and 19427 - 24 Avenue -  
 to implement the Campbell Heights Local Area Plan to permit business  
 park uses.

Approved by Council: October 6, 2003  
 Corporate Report Item No. L013

- \* The information cited under By-law 15148 applies to By-laws 15149, 15150,  
 15151, and 15152 also.

**Note:** This By-law will be in order for consideration Final Adoption, should  
 Council approve the recommendations of Corporate Report Item No. L001  
 of the Regular Council-Land Use Addendum Agenda #2.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15150" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-185 Carried

- 8 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15151"  
 3900-15151/6520-20 - (Campbell Heights) Council Initiated Amendment

CD (BL 11356) and A-1 (BL 12000) to IB-2 (BL 12000) -  
 19050 - 24 Avenue, 19178 - 24 Avenue, 19280 - 24 Avenue,  
 19191 - 20 Avenue - to implement the Campbell Heights Local Area Plan  
 to permit business park uses.



Approved by Council: October 6, 2003  
Corporate Report Item No. L013

- \* The information cited under By-law 15148 applies to By-laws 15149, 15150, 15151, and 15152 also.

**Note:** This By-law will be in order for consideration Final Adoption, should Council approve the recommendations of Corporate Report Item No. L001 of the Regular Council-Land Use Addendum Agenda #2.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15151" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-186

Carried

- 9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15152"

3900-15152/6520-20 - (Campbell Heights) Council Initiated Amendment

A-2 (BL 12000) to C-5 (BL 12000) - Portion of 2775 - 192 Street - to implement the Campbell Heights Local Area Plan to permit commercial uses.

Approved by Council: October 6, 2003  
Corporate Report Item No. L013

- \* The information cited under By-law 15148 applies to By-laws 15149, 15150, 15151, and 15152 also.

**Note:** This By-law will be in order for consideration Final Adoption, should Council approve the recommendations of Corporate Report Item No. L001 of the Regular Council-Land Use Addendum Agenda #2.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15152" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-187

Carried

**I. CLERK'S REPORT**

**1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7903-0339-00**  
**Ian Tingley, Pacific Rim Architecture Ltd.**  
**Kwan Soo Kim and Hyung Lim Kim**  
 12522 Old Yale Road

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

"That Development Permit No. 7903-0339-00 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 15169, H.1 of this agenda.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Development Permit  
 No. 7903-0339-00 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.R04-188

Carried

- (b) **Development Permit No. 7902-0170-00**  
**Doug Johnson/644137 B.C. Ltd.**  
 13374 King George Highway

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

"That Development Permit No. 7902-0170-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7902-0170-00 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.R04-189

Defeated with Mayor McCallum,  
Councillors Tymoschuk, Steele, Hunt, and  
Higginbotham against.

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was

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

meeting do now adjourn.

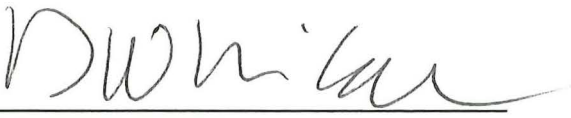
RES.R04-190

Carried

The Regular Council- Land Use meeting adjourned at 5:15 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor