



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, MARCH 1, 2004**  
Time: 4:46 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, Planning & Development  
General Manager, Engineering  
General Manager, Finance, Technology & Human Resources  
Interim General Manager, Parks, Recreation & Culture  
Manager, Long Range Planning & Policy 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

#### SOUTH SURREY

1. **7904-0014-00**  
**1790 - 152 Street**  
**Pattison Sign Group/Rosecar Holdings Inc. (Inc. No. 396917)**  
Development Variance Permit  
*To vary the Sign By-law to increase the number of fascia signs.*

Councillor Tymoschuk left the meeting at 4:43 p.m. due to a potential conflict of interest as he is employed by the Jim Pattison Group of Companies.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 1790 - 152 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - to increase the number of fascia signs from two (2) to three (3); and

- to increase the distance the signage projects in front of the building face from 0.5 metres (1.6 ft.) to 1.7 metres (5.6 ft.)

in order to accommodate the proposed signage on an existing commercial 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 Higginbotham  
Seconded by Councillor Hunt  
That:

1. Council approve Development Variance Permit No. 7904-0014-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to vary the requirement of the Surrey Sign By-law to increase the number of fascia signs for a commercial building from 2 to 3; and
  - (b) to vary the requirement of the Surrey Sign By-law to increase the distance the signage projects in front of the building face from 0.5 metres (1.6 ft.) to 1.7 metres (5.6 ft.).

RES.R04-521

Carried

Councillor Tymoschuk returned to the meeting at 4:33 p.m.

### SURREY CITY CENTRE/WHALLEY

2. **7903-0374-00**  
**13842/64 - 104 Avenue**  
**Ron Johnston, Opus Building Canada/655305 B.C. Ltd.**  
Development Permit  
*To permit 3, two-storey mini-storage warehouse buildings.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 13842/64 - 104 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of 3, two-storey mini-storage warehouse buildings.

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. Council authorize staff to draft Development Permit No. 7903-0374-00 in accordance with the attached drawings (Appendix II).
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; and
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R04-522

Carried

## RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

3. **7904-0011-00**  
**14589 - 108 Avenue**  
**First Nations Urban Community Society**  
**Rezoning/Development Variance Permit**  
*Rezone from RF to PA-1 to permit the operation of a childcare centre for approximately 40 children. DVP to waive works and services along 146 Street.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 14589 - 108 Avenue.

The applicant is proposing:

- a rezoning from RF to PA-1; and
- a Development Variance Permit to vary the following by-law regulation:
  - to waive the requirement of the Subdivision and Development By-law for street improvements on the west side of 146 Street fronting the subject property, including sidewalks, boulevard, curb and gutter, street lighting and paving

in order to permit the development of a childcare centre for approximately 40 children.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0011-00 (Appendix IV) varying the following to proceed to Public Notification:
  - (a) to waive the Works and Services requirement of the Subdivision and Development By-law for street improvements on the west side of 146 Street fronting the subject property, including sidewalks, boulevards, curb and gutter, street lighting and paving.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) submission of a road dedication plan to the satisfaction of the Approving Officer; and
  - (b) approval of Development Variance Permit No. 7904-0011-00.

RES.R04-523

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15301" pass its first reading.

RES.R04-524

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, 2004, No. 15301" pass its second reading.

RES.R04-525

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, 2004, No. 15301" be held at the  
 City Hall on March 22, 2004, at 7:00 p.m.  
 RES.R04-526 Carried

**4. 7903-0418-00**

**15395 - 100 Avenue**

**David Bird/Emerson Homes (Guildford) Ltd.**

Rezoning/Development Permit

*Rezoned from RA to CD. Development Permit to allow construction of an 88-unit townhouse development in Guildford.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 15395 - 100 Avenue.

The applicant is proposing:

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

in order to allow construction of an 88-unit townhouse development in Guildford.

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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix II).
2. Council authorize staff to draft Development Permit No. 7903-0418-00 in accordance with the attached drawings (Appendix III).
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 road dedication plan to the satisfaction of the Approving Officer;
- (c) resolution of design issues pertaining to visitor parking and introducing additional insets on proposed brick walls at street frontages;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R04-527

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15302" pass its first reading.

RES.R04-528

Carried

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15302" pass its second reading.

RES.R04-529

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15302" be held at the  
 City Hall on March 22, 2004, at 7:00 p.m.

RES.R04-530

Carried

5. **7903-0295-00**  
**11065 - 160 Street**  
**New East Consulting Services Ltd./663041 B.C. Ltd., Inc. No. 663041**  
 Rezoning  
*From RA to RF to allow subdivision into approximately 7 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 11065 - 160 Street.

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 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 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) removal of all existing buildings and structures.

RES.R04-531

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15303" pass its first reading.

RES.R04-532

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. 15303" pass its second reading.

RES.R04-533

Carried

<p>It was then</p> <p>By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15303" be held at the City Hall on March 22, 2004, at 7:00 p.m.</p> <p>RES.R04-534</p>	<p>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. 15303" be held at the City Hall on March 22, 2004, at 7:00 p.m.</p> <p><u>Carried</u></p>
---	---

- 6. 7903-0188-00**  
**10672 - 164A Street**  
**Kerry and Lee Jocelyn**  
 Rezoning  
*From RF to CCR to permit the operation of a childcare centre within a single family dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 10672 - 164A Street.

The applicant is proposing:

- a rezoning from RF to CCR

in order to permit a childcare centre within 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.

<p>It was</p> <p>from the table.</p> <p>RES.R04-535</p>	<p>Moved by Councillor Villeneuve Seconded by Councillor Hunt That application 7903-0188-00 be lifted</p> <p><u>Carried</u></p>
---	---

<p>It was</p> <p>application to Public Hearing.</p> <p>RES.R04-536</p>	<p>Moved by Councillor Priddy Seconded by Councillor Villeneuve That Council direct staff to process the</p> <p><u>Carried</u> with Councillor Hunt against.</p>
--	--

## NEWTON

- 7. 7998-0043-00**  
**12715 - 66 Avenue**  
**Roger Jawanda and/or Bill Kruger/Manjit and Baljit Jagpal**  
 Rezoning  
*From RA to CD to subdivide into approximately 7 small lots.*



The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 12715 - 66 Avenue.

The applicant is proposing:

- a rezoning from RA to CD

in order to allow subdivision into approximately 7 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 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 "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) registration of a Section 219 Restrictive Covenant for a landscape buffer equivalent to 10% of each lot area plus securities to ensure the proper installation of replacement trees; and
  - (e) registration of a Section 219 Restrictive covenant for "no build" on a portion of proposed Lot 7 until future consolidation with an adjacent property (6636 - 127 Street, 12765 - 66 Avenue).

RES.R04-537

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15304" pass its first reading.

RES.R04-538

Carried



House Zone (RF-12C)" (By-law No. 12000) (Block A) and "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) (Blocks B and C) as shown on the attached Survey Plan (Appendix I) 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) submission of a landscaping cost estimate for the buffer along 196 Street, to the specifications and satisfaction of the City Landscape Architect; and
  - (e) registration of a Section 219 Restrictive Covenant for the landscaped buffer along 196 Street.

RES.R04-541

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15306" pass its first reading.

RES.R04-542

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, 2004, No. 15306" pass its second reading.

RES.R04-543

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, 2004, No. 15306" be held at the  
 City Hall on March 22, 2004, at 7:00 p.m.

RES.R04-544

Carried

**9. 7903-0104-00**  
**19518 and 19556 - 72 Avenue; Portion of 19519 - 68 Avenue**  
**McElhanney Consulting Services Ltd./Pirithi and Supinder Gill; Kulwant**  
**and Jatinder Riar, Mohinder Gill; Irwin Sidana; Amrit and Manjit Gill;**  
**Chia Property Ltd. (Incorporation No. 370666)**

Rezoning/Development Variance Permit

*Rezone from RA to RF-9C, RF-12C and RF-9S to allow subdivision into approximately 110 small single family lots and 7 special single family lots. DVP to vary definition of front lot line and frontage for proposed Lots 66 to 71.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 19518 and 19556 - 72 Avenue; Portion of 19519 - 68 Avenue. .

The applicant is proposing:

- a rezoning from RA to RF-9C, RF-12C and RF-9S; and
- a Development Variance Permit to vary the definition of "front lot line" and "frontage" in the Zoning By-law for proposed Lots 66 to 71

in order to permit the development of approximately 110 small single family lots with coach houses and 7 special single family lots in East Clayton.

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That:

1. a By-law be introduced to rezone portions of the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000)(Blocks A and D), "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000)(Block B) and "Special Single Family Residential (9) Zone (RF-9S)" (By-law No. 12000)(Block C) as shown on the attached Survey Plan (Appendix I) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7903-0104-00, (Appendix X) varying the following, to proceed to Public Notification:
  - (a) Part 1 Definitions is varied under the definition of frontage to include a lane for proposed Lots 66 - 71; and
  - (b) Part 1 Definitions is varied under the definition lot line - front (a) to include a lane for proposed Lots 66 - 71.

3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) resolution of the ownership of the strip of land fronting 194A Street and receipt of necessary consents; and
  - (e) approval of Development Variance Permit No. 7903-0104-00.

RES.R04-545

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15307" pass its first reading.

RES.R04-546

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, 2004, No. 15307" pass its second reading.

RES.R04-547

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, 2004, No. 15307" be held at the  
 City Hall on March 22, 2004, at 7:00 p.m.

RES.R04-548

Carried

**10. 7902-0363-00**  
**Portion of 19519 - 68 Avenue**  
**Dwight Heintz/Chia Property Ltd.**  
 Rezoning/Development Variance Permit

*Rezone a portion from RA to RF-12C and RF-9C to permit subdivision into approximately 118 small single family lots in East Clayton. DVP to vary definition of front lot line and frontage for proposed Lots 99 to 104.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at Portion of 19519 - 68 Avenue.

The applicant is proposing:

- a rezoning of a portion of the site from RA to RF-9C and RF-12C; and
- a Development Variance Permit:
  - to vary the definition of "front lot line" and "frontage" in the Zoning By-law for proposed Lots 99 to 104

in order to permit the development of approximately 118 small single family lots (53 RF-9C and 65 RF-12C).

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 a portion of the property 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 Coach House Zone (RF-12C)" (By-law No. 12000) (Block B) as shown on the attached Survey Plan (Appendix I) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7902-0363-00 (Appendix IX), varying the following, to proceed to Public Notification:
  - (a) to vary the definition of "front lot line" and "frontage" in the Zoning By-law for proposed lots 99 to 104
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer ;
- (c) approval from Terasen Gas;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) review and approval of detailed designs, including shape, size, grading and landscaping, for the proposed detention pond in the south-east corner of the site, to the satisfaction of the Engineering, Planning & Development and Parks, Recreation & Culture Departments; and
- (f) submission of a landscaping cost estimate for the buffer along 196 Street to the specifications and satisfaction of the City Landscape Architect; and
- (g) registration of a Section 219 Restrictive Covenant for the landscaped buffer along 196 Street;
- (h) resolution of the ownership of the strip of land fronting 194A Street and receipt of necessary consent; and
- (i) approval of Development Variance Permit No. 7902-0363-00.

RES.R04-549

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15308" pass its first reading.

RES.R04-550

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, 2004, No. 15308" pass its second reading.

RES.R04-551

Carried

It was then  
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15308" be held at the City Hall on March 22, 2004, at 7:00 p.m.  
RES.R04-552

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
Carried

## GUILDFORD

### 11. 7903-0216-00

11287 - 158A Street

Progressive Construction Ltd./City of Surrey

Rezoning

*From RA to RC to allow subdivision into approximately 21 cluster residential lots and open space.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 11287 - 158A Street.

The applicant is proposing:

- a rezoning from RA to RC

in order to allow subdivision into approximately 21 cluster residential lots and open space.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Cluster Residential Zone (RC)" (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; and
- (d) submission of a Section 219 Restrictive Covenant to require mitigating measures to reduce the impact of external noise sources, in particular, the railway and South Fraser Perimeter Road.

RES.R04-553 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15309" pass its first reading.

RES.R04-554 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15309" pass its second reading.

RES.R04-555 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15309" be held at the  
City Hall on March 22, 2004, at 7:00 p.m.

RES.R04-556 Carried

### SURREY CITY CENTRE/WHALLEY

**12. 7904-0063-00  
13909 - 102 Avenue  
Bahadar Sandhu/646902 B.C. Ltd.**

Development Permit

*To permit two buildings to be built at a higher elevation than approved under  
Development Permit No. 7902-0295-00.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13909 - 102 Avenue.

The applicant is proposing:

- a Development Permit amendment

in order to permit two buildings in multi-family development to be built at a higher elevation than approved under Development Permit No. 7902-0295-00.

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 Hunt  
 That the application be referred back to the applicant to explore a combination of architectural and landscaping alternatives to reduce the impact of higher building elevations and building massing on the adjoining property.

RES.R04-557

Carried

### C. CORPORATE REPORTS

1. The Corporate Reports under date of March 1, 2004 were considered and dealt with as follows:

**Item No. L005** Neighbourhood Concept Plans in South Port Kells  
 File: 6520-20 (South Port Kells)

The General Manager, Planning & Development submitted a report to provide Council with background information and to obtain Council direction with respect to a request from the Anniedale Residents Group that the City initiate an NCP for the Anniedale area in the South Port Kells.

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 Council:

The Chair then indicated that the motion would be divided, and noted the following part of the motion was before Council:

1. Receive this report as information.

The motion was put and:

RES.R04-558

Carried

The Chair then advised that the following part of the motion was before Council:

2. Authorize staff:

- (a) As early as is practical in the current planning process for South Port Kells, to establish rational boundaries for neighbourhoods that will form the basis for the preparation of Neighbourhood Concept Plans ("NCPs") in the area; and
- (b) To bring forward for Council's consideration, a Terms of Reference for the preparation of an NCP for the Anniedale area once appropriate boundaries for such an NCP have been established and the General Land Use Plan for the South Port Kells area has been sufficiently defined.

The motion was put and:

RES.R04-559

Carried with Councillor Bose against.

**Item No. L006** Development Application 7900-0225-00 Related to Property at 2030/64 - 128 Street & 12825/51 - 20 Avenue  
File: 7900-0225-00

The General Manager, Planning & Development submitted a report concerning Development Application 7900-0225-00.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Council:

1. Receive this report as information;
2. Instruct staff to advise the applicant that, prior to further consideration of Development Application No. 7900-0225-00 by the City, the applicant is to conduct a Public Information Meeting to present the revised development proposal to the community; and
3. Instruct staff to forward a report to Council subsequent to the Public Information Meeting that provides information on the results of the Public Information Meeting and recommends an appropriate course of action for the further consideration of the subject development application.

RES.R04-560

Carried

**Item No. L007** Division of Rezoning By-law No. 13294 into Two By-laws to Allow the Related Project to be Developed in Two Phases  
File: 7996-0076-00

The General Manager, Planning & Development submitted a report to obtain Council approval for the proposed division of By-law No. 13294 into two by-laws to allow the gas station and convenience store component of development proposed at the south-west corner of 72 Avenue and 152 Street to proceed separately from the remainder of the site, that includes a local commercial plaza and 14 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 Hunt  
Seconded by Councillor Tymoschuk  
That Council:

1. Rescind resolution R98-130 which gave third reading to Surrey Zoning By-law 1993, No. 12000, Amendment By-law 1997, No. 13294;
2. Approve the division of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 1997, No. 13294 into two by-laws, By-law No. 13294A (Appendix I) and By-law No. 13294B (Appendix II), as outlined in this report and applying to the areas illustrated on Appendix IV, respectively;
3. Grant third reading to each of By-law No. 13294A and By-law No. 13294B; and
4. Authorize staff to draft replacement Development Permits No. 7996-0076-01 and 7996-0076-02.

RES.R04-561

Carried with Mayor McCallum against.

#### **D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS****1. Liz Walker**  
**Sullivan Heights Secondary PAC**  
File: 7903-0323-00; 5450-01; 0550-20-10

Liz Walker, Sullivan Heights Secondary PAC was in attendance to express concerns and respond to questions Council may have regarding the application by Bell Mobility to construct a communication pole with 2 antennae within 300m of Sullivan Heights Secondary.

Liz Walker provided the following comments:

- That she had demonstrated similar concerns to Council last year, regarding exposure to radio frequency radiation (RFR).
- That the safety of this technology has not yet been proven.
- That widespread debate has not begun in North America as in the rest of the world and reference was then made to Dr. Freiburger's appeal relative to concerns raised by health care professionals in the public and health domains requesting restrictions of RFR emissions that might affect children and adolescents.
- That the bulk of the industry is slow to find fault, others have not.
- That the technology has not been proven safe.
- That the parents at Sullivan Heights Senior Secondary, learned at a Parent Advisory Committee meeting, that electro-magnetic fields are a part of us and that radio frequency radiation exposure has increased 10,000 times over the past 100 years.
- That exposure to radiation emitted from radio base stations takes place 24 hours, 7 days a week and is involuntary.
- That children absorb radiation differently because absorption is dependent on size, shape and water content.
- That orientation and distance from the source of the radiation is important.
- That health problems associated with exposures to RFR include: depression, headaches, ringing in ears, cardiovascular problems, sleep disruption, leukemia, decreased reproductive function, and motor function and memory retention may be affected.
- That radio frequency radiation has been shown to affect the permeability of the blood brain barrier.
- That Canada Safety Code 6 and the American Safety limits are at same levels for specific absorption effects and rely on the assumption that thermal effects of radiation can cause harm. There are many indications that standards indicate thermal effects of radiation cause harm; however, other studies indicate that lower levels also cause harm.
- That Dr. Henry Lai, a bioengineer from the University of Washington and leading expert in the bio-effects of electromagnetic radiation is quoted as saying that "exposure of RFR from mobile telephones is of short term, repeated nature at relatively high intensity, whereas exposure to RFR emitted from cell masts is of long duration but at a very low intensity. The biological

and health consequences of these exposure conditions need further understanding."

- That a report from the Royal Society of Canada "Review of the Potential Health Risks of Radio frequency Fields from Wireless Telecommunication Devices" in March 1999 found that more research is needed regarding bioeffects of RFR. On page 9, the statement is made that "Because DNA damage can result in serious health consequences, the possibility that low energy non-thermal RF field exposures can cause DNA damage remains a concern. Further research is needed to clarify this possibility.
- That RFR levels have increased substantially and a study has been made indicating that biological effects of RFR below 4000x indicate effects on the blood brain barrier.
- That Dr. Hyland states that existing safety guidelines does not mean exposure of the public to radiation source from mobile phone are truly inadequate and the philosophy of formulation is fundamentally flawed.
- That a video would be provided to Council regarding a presentation to U.S. Congressional staff about electromagnetic radiation.
- That the parties must work together to keep radiation level sources away from students and she suggested all parties work together for RFR-free zones.

Milt Bowling was in attendance and provided the following comments:

- That emissions from cell towers are unnatural.
- That the best scientists cannot agree that RFR is safe and questioned why children should be exposed when it has not been deemed safe.

## **F. CORRESPONDENCE**

## **G. NOTICE OF MOTION**

## **H. BY-LAWS**

### **TO BE FILED**

1. "Surrey Land Use Contract No. 60, Authorization By-law, 1976, No. 4844, Partial Discharge By-law, 2002, No. 14815"

7902-0202-00 - British Columbia Hydro and Power Authority,  
c/o Brian L.M. Lutz, B.C. Hydro

To discharge Land Use Contract No. 60 from the properties located at 12251 and 12261 - 88 Avenue to allow the underlying "Light Impact Industrial Zone (IL)" to come into effect.

Approved by Council: October 7, 2002

**Note:** See Development Variance Permit No. 7902-0202-00 to be rescinded under Clerk's Report Item I. 2(a) of this Agenda.

- \* Planning & Development advise that (see memorandum dated February 10, 2004 in by-law back-up) By-law No. 14815 should be filed as the applicant has requested the file be closed (see letter from applicant in by-law back-up).

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Land Use Contract No. 60,  
Authorization By-law, 1976, No. 4844, Partial Discharge By-law, 2002,  
No. 14815" be filed.

RES.R04-562

Carried

#### FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14825"

7902-0093-00 - Ryan Development Ltd.  
c/o Maciej Dembek, Barnett Dembeck Architects

RF (BL 12000) to RM-30 (BL 12000) - 8747 - 160 Street - to permit the development of 17 townhouse units.

Approved by Council: October 7, 2002

**Note:** A Development Permit (7902-0093-00) on the site is to be considered for Final Approval under Item I.1(a).

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14825" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-563

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15254"

7903-0203-00 - M. Catherine Laing

RF (BL 12000) to CD (BL 12000) - 2175 - 123 Street - to permit the development of a home that is larger than permitted by the existing RF Zone.

Approved by Council: December 15, 2003

- \* Planning & Development advise that (see memorandum dated February 25, 2004 in by-law back-up) there is not a building scheme as the proposal only involves an addition to an existing building.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15254" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-564

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14955"

7902-0315-00 - Sarwan Singh Dhaliwal and Ultimate Projects Ltd. ,  
 c/o Mr. Sukh Dhaliwal, Dhaliwal & Associates Land  
 Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 12963, 12991, 13013 and  
 13045 - 60 Avenue - to permit a single family residential subdivision of  
 approximately 28 lots.

Approved by Council: March 3, 2003

- \* Planning & Development advise that (see memorandum dated February 26, 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 Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14955" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-565

Carried with Councillor Bose against.

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

7903-0234-00 - Provincial Rental Housing Corporation, Sahib K. Singh,  
 Salamat Operations Society, 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

**Note:** A Development Permit (7903-0234-00) on the site is to be considered for Final Approval under Item I. 1(b).

- \* Planning & Development advise (see memorandum dated February 25, 2004 in by-law back-up) that it is now in order for Council to pass a resolution amending the Newton Local Area Plan to redesignate the property at 12719 - 72 Avenue from "Suburban Residential" to "Multiple Residential".

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Council amend the Newton Local Area  
Plan to redesignate the property at 12719 - 72 Avenue from "Suburban  
Residential" to "Multiple Residential".

RES.R04-566

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15159" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-567

Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 72 Amendment By-law, 2003, No. 14944"

7902-0171-00 - Dr. Parmjit Singh Kang Inc.  
c/o CitiWest Consulting Ltd. and c/o Pacific Resource  
Group Inc.

To authorize the redesignation of the properties located at 7865 and  
7873 - 148 Street from Suburban (SUB) to Urban (URB).

Approved by Council: February 17, 2003

This by-law is proceeding in conjunction with By-law 14945.

The Chair noted that Item 6 was not in order for consideration at this time.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14945"

7902-0171-00 - Dr. Parmjit Singh Kang Inc.  
c/o CitiWest Consulting Ltd. and c/o Pacific Resource  
Group Inc.

A-1 (BL 12000) to RF-12 (BL 12000) and RF (BL 12000) - 7865 and  
7873 - 148 Street - to permit subdivision into approximately 7 single  
family small lots and 14 single family lots plus open space.

Approved by Council: February 17, 2003

This by-law in proceeding in conjunction with By-law 14944.

The Chair noted that Item 7 was not in order for consideration at this time.

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 73 Amendment  
By-law, 2003, No. 14946"

7901-0234-00 - Ekam Development Ltd.

To authorize the redesignation of portions of the properties located at  
7815 - 147 Street and 7839 - 148 Street from Suburban (SUB) to Urban (URB).

Approved by Council: February 17, 2003

This by-law is proceeding in conjunction with By-law 14947.

The Chair noted that Item 8 was not in order for consideration at this time.

9. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14947"

7901-0234-00 - Ekam Development Ltd.

A-1 (BL 12000) to RF-12 (BL 12000) and RF (BL 12000) -  
7815 - 147 Street and 7839 - 148 Street to permit subdivision into  
approximately 20 single family small lots and 25 single family lots plus  
open space.

Approved by Council: February 17, 2003

This by-law is proceeding in conjunction with By-law 14946.

The Chair noted that Item 9 was not in order for consideration at this time.

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15047"

7903-0017-00 - 636717 British Columbia Ltd., c/o Steve Barker  
(Genex Development Corp.)

RF (BL 12000) to CD (BL 12000) - 15368, 15372, 15378 - 18 Avenue,  
1793 - 154 Street, 15343, 15353, 15361, 15369, 15377,  
15387 - 17A Avenue, Portion of lane - to permit the development of  
89 dwelling units in 2 four-storey buildings with underground parking.

Approved by Council: June 9, 2003

**Note:** A Development Permit (7903-0017-00) on the site is to be considered for  
Final Approval under Item I.1(c).

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15047" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-568

Carried

#### MISCELLANEOUS

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13294"

7996-0076-00 - Chevron Canada Limited, c/o Equitas Development  
Corporation Ltd./Hunter Laird Engineering Ltd.

RA (BL 12000) to RF & C-5 & CD (BL 12000) - 15194 - 72 Avenue - to  
permit development of 14 single family lots and a comprehensive  
neighbourhood commercial centre, including a gas station and  
convenience store.

Approved by Council: December 2, 1997

**Note:** This By-law will be in order for consideration, should Council approve the  
recommendations of Corporate Report Item No. L007 of the Agenda.

- \* Planning & Development advise that (see Corporate Report Item No. L007 of the  
Agenda) they are seeking Council approval to divide By-law 13294 into two parts  
to allow the gas station and convenience store component to proceed separately  
from the balance of the site, containing a local commercial site and 14 residential  
lots. It is therefore in order for Council to rescind third reading of By-law 13294,  
split the by-law into two parts and approve third reading.

- It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Council rescind Resolution R98-130 of  
the January 19, 1998 Regular Council-Public Hearing Minutes approving Third  
Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997,  
No. 13294".
- RES.R04-569 Carried
- It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Council amend "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13294" by splitting it  
into By-law 13294A and 13294B as outlined in Corporate Report No. L007.
- RES.R04-570 Carried
- It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1997, No. 13294A" pass its third reading.
- RES.R04-571 Carried with Mayor McCallum against.
- It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1997, No. 13294B" pass its third reading.
- RES.R04-572 Carried with Mayor McCallum against.

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0093-00**  
**Ryan Development Ltd.**  
**c/o Maciej Dembek**  
8747 - 160 Street

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

"That Development Permit No. 7902-0093-00 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 No. 14825, Item H.2 of this agenda.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That Development Permit

No. 7902-0093-00 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.R04-573

Carried

- (b) **Development Permit No. 7903-0234-00**  
**Vikram Singh/Provincial Rental Housing Co. Inc. No. 52129**  
**Sahib K. Singh**  
 12715/19 - 72 Avenue

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

"That Development Permit No. 7903-0234-00 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 No. 15159, Item H.5 of this agenda.

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

No. 7903-0234-00 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.R04-574

Carried

- (c) **Development Permit No. 7903-0017-00**  
**Steve Barker (Genex Development Corp.)/636717 B.C. Ltd.**  
 15343/53/61/69/77/87 - 17A Avenue; 1793 - 154 Street;  
 15368/72/78 - 18 Avenue; and Portion of Lane Proposed to be Closed

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

"That Development Permit No. 7903-0017-00 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 No. 15047, Item H.10 of this agenda.

It was  
Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Development Permit  
No. 7903-0017-00 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.R04-575

Carried

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

- (a) **Development Variance Permit No. 7902-0202-00**  
**BC Hydro & Power Authority**  
12251 - 88 Avenue

Memo from the Manager, North Surrey Section, Planning & Development advising that the applicant has requested that the file be closed.

Planning & Development are recommending to Council to rescind resolution RES.R02-2375 of the Regular Council - Public Hearing held on October 21, 2002 which approved Development Variance Permit No. 7902-0202-00.

**Note:** See By-law No. 14815, Item H.1 of this agenda.

It was  
Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Development Variance Permit  
No. 7902-0202-00 be filed.

RES.R04-576

Carried

**J. OTHER BUSINESS**


**K. ADJOURNMENT**

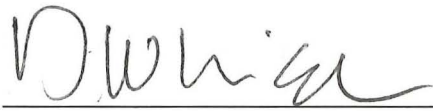
It was  
  
meeting do now adjourn.  
RES.R04-577

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

The Regular Council- Land Use meeting adjourned at 5:41 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor