



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, MARCH 22, 2004  
Time: 4:47 p.m.

#### Present:

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

#### Absent:

Councillor Hunt  
Councillor Watts  
Councillor Priddy

#### Staff Present:

City Manager  
City Clerk  
General Manager, Planning & Development  
Manager, Long Range Planning & Policy Development  
Manager, Area Planning Division  
Manager, North Surrey Section  
Manager, South Surrey Section  
Land Development Engineer  
City Solicitor  
Interim General Manager, Parks, Recreation & Culture  
General Manager, Finance, Technology & HR

#### Councillors Entering Meeting as Indicated:

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### FLEETWOOD/GUILDFORD

##### 1. 7904-0020-00

**15280 Fraser Highway**

**2112 Company Ltd./Kil Seung Cho and Miran Cho**

Rezoning/Development Permit/Development Variance Permit

*Rezone from CHI to C-8 to allow for a broader range of uses on the site.*

*Development Variance Permit to relax front and side setbacks. Development Permit for a parking lot.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and Development Permit and Development Variance Permit applications on property located at 15280 Fraser Highway.

The applicant is proposing:

- a rezoning from CHI to C-8;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to relax the front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.)

- to relax the east side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.3 metres (14.25 ft.); and
- to relax the west side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metre

in order to allow for a broader range of uses on the site and to construct a parking lot.

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

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

1. a By-law be introduced to rezone the property from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7904-0020-00 in accordance with the drawings attached in Appendix II.
3. Council approve Development Variance Permit No. 7904-0020-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.);
  - (b) to reduce the minimum east side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.3 metres (14.25 ft.); and
  - (c) to reduce the minimum west side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metre.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) approval of Development Variance Permit No. 7904-0020-00; and
  - (b) submission of a cost estimate and bonding for the parking lot improvement.

RES.R04-602

Carried



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

1. a By-law be introduced to partially discharge Land Use Contract No. 342 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from the underlying "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7904-0019-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) submission of a landscaping cost estimate and bonding to the specifications and satisfaction of the City Landscape Architect.

RES.R04-606 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract No. 342,  
Authorization By-law, 1977, No. 5117 Partial Discharge By-law, 2004,  
No. 15319" pass its first reading.

RES.R04-607 Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract No. 342,  
Authorization By-law, 1977, No. 5117 Partial Discharge By-law, 2004,  
No. 15319" pass its second reading.

RES.R04-608 Carried

It was then Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Land  
Use Contract No. 342, Authorization By-law, 1977, No. 5117 Partial Discharge  
By-law, 2004, No. 15319" be held at the City Hall on April 5, 2004, at 7:00 p.m.

RES.R04-609 Carried



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

1. Council approve the proposed amendment to the liquor primary license to proceed to Public Notification:
  - (a) to amend the hours of operation as follows: 11:00 a.m. to 1:00 a.m. Sunday to Thursday; and 11:00 a.m. to 2:00 a.m. Friday and Saturday.

RES.R04-613

Carried**SOUTH SURREY****4. 7904-0040-00****17188 - 48 Avenue****Randhir D. Dhaliwal, Surjit Dhaliwal, Jasvir S. Dhaliwal,  
Manjit K. Dhaliwal**

Development Variance Permit

*To reduce the minimum front yard setbacks to 12.2 m (40 ft.) to permit the construction of an accessory building for farm vehicle storage.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 17188 - 48 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - reduce the minimum front yard setbacks from 30 m (100 ft.) to 12.2 m (40 ft.) in the A-1 Zone

in order to permit the construction of an accessory 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 Villeneuve  
Seconded by Councillor Tymoschuk  
That:

1. Council approve Development Variance Permit No. 7904-0040-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the General Agricultural Zone (A-1) from 30 metres (100 ft.) to 12.2 metres (40 ft.).

2. Council instruct staff to resolve the following issue 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.

RES.R04-614

Carried**SURREY CITY CENTRE/WHALLEY**

5. **7903-0446-00**  
**12350 Pattullo Place**  
**Bill Goodwin c/o Galaxy Signs/621870 B.C. Ltd.**  
 Development Permit/Development Variance Permit  
*DP to allow a new free-standing sign. DVP to increase the number of fascia signs from one to four, to increase the maximum fascia sign area and to allow a fascia sign to extend over the roof line.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 12350 Pattullo Place.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
  - to increase the number of fascia signs from one to four;
  - to increase the fascia sign area from 19.1 square metres (205.7 sq.ft.) to 51.4 square metres (553 sq.ft.); and
  - to allow one fascia sign to extend above the roof line

in order to allow additional signage for a commercial building 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 Tymoschuk  
 Seconded by Councillor Steele  
 That:

1. Council refer Development Permit No. 7903-0446-00 back to the applicant to revise the design of the proposed free-standing sign; and

2. Council approve Development Variance Permit No. 7903-0446-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to increase the number of fascia signs prescribed in Section 27(2)(a) of the Sign By-law from one to four;
  - (b) to increase the fascia sign area prescribed in Section 27(2)(b) of the Sign By-law from 19.1 square metres (205.7 sq.ft.) to 51.4 square metres (553 sq.ft.); and
  - (c) to vary Section 27(2)(e) of the Sign By-law to allow one fascia sign to extend above the roof line.
3. Council instruct staff to resolve the following issue prior to final approval:
  - (a) submission of a sign design that satisfies the objectives of the Surrey Sign By-law and to the satisfaction of the City Architect.

RES.R04-615

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

6. **7903-0257-00**  
**15911 - 107 Avenue**  
**Richard Brooks, H.Y. Engineering Ltd/Daniel Dahl**  
Rezoning/Development Variance Permit  
*Rezoned from RA to RF and RF-12 in order to allow development of approximately 23 single family lots. Development Variance Permit to permit a double garage on one lot less than 13.4 metres (44 ft.) wide.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit on property located at 15911 - 107 Avenue.

The applicant is proposing:

- a rezoning from RA to RF and RF-12; and
- a Development Variance Permit to vary the following by-law regulation:
  - to permit a double garage on a lot less than 13.4 metres (44 ft.) wide

in order to allow subdivision into 23 single family lots (4 RF and 19 RF-12).



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

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

1. 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) (Block A) and "Single Family Residential (12) Zone (RF-12)" (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. 7903-0257-00, varying the following, to proceed to Public Notification:
  - (a) to permit a double garage in the RF-12 Zone on proposed Lot 5 which is less than 13.4 metres (44 ft.) in width.
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) approval by Council of Development Variance Permit No. 7903-0257-00; and
  - (e) approval by Council of the associated road closure.

RES.R04-616

Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15321" pass its first reading.

RES.R04-617

Carried

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15321" pass its second reading.  
 RES.R04-618 Carried

It was then Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15321" be held at the  
 City Hall on April 5, 2004, at 7:00 p.m.  
 RES.R04-619 Carried

### NEWTON

7. **7903-0415-00**  
**7090 - 150 Street**  
**Mike Helle, Coastland Engineering & Surveying Ltd.; Divine Homes**  
**Construction Ltd./Alice Williams**  
 Rezoning  
*From RA to RF in order to permit subdivision into 12 single family residential*  
*lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7090 - 150 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 12 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 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 final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
- (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-620

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15322" pass its first reading.

RES.R04-621

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15322" pass its second reading.

RES.R04-622

Carried

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15322" be held at the  
 City Hall on April 5, 2004, at 7:00 p.m.

RES.R04-623

Carried

8. **7903-0391-00**  
**6892 - 149 Street**  
**Clarence Arychuk, Hunter Laird Engineering Ltd./Harpal and Navinder**  
**Dhaliwal; Darshan and Surinder Atwal**  
 Rezoning  
*From RA to RF to permit the subdivision into 6 single family residential lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6892 - 149 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 6 single family residential lots.

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

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

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

RES.R04-624

Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15323" pass its first reading.

RES.R04-625

Carried

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

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15323" pass its second reading.

RES.R04-626

Carried

It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15323" be held at the  
City Hall on April 5, 2004, at 7:00 p.m.

RES.R04-627

Carried

9. **7903-0389-00**  
**6891 - 150 Street**  
**Clarence Arychuk, Hunter Laird Engineering Ltd./Vence and**  
**Beverly Pasdernick**

Rezoning

*From RA to RF to permit the subdivision into 5 single family residential lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6891 - 150 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 5 single family residential lots.

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

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That:

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

RES.R04-628

Carried

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15324" pass its first reading.

RES.R04-629

Carried

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



- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from B.C. Hydro;
- (d) approval from Ministry of Transportation; and
- (e) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-632

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15325" pass its first reading.

RES.R04-633

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15325" pass its second reading.

RES.R04-634

Carried

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15325" be held at the  
 City Hall on April 5, 2004, at 7:00 p.m.

RES.R04-635

Carried**SOUTH SURREY****11. 7904-0080-00****15663, 15675, 15681 and 15691 - 23A Avenue****Jim Walker/Jadon Construction Ltd.; Cedar Estates Ltd.**

Development Variance Permit

*Development Variance Permit to permit driveway access from the front of a  
 single family lot.*

The General Manager of Planning & Development submitted a report concerning  
 an application for a Development Variance Permit on properties located at 15663,  
 15675, 15681 and 15691 - 23A Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - provision of driveway access only from the lane where there is a lane up to or along the rear lot line or side lot line

in order to permit driveway access from the front of the 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 Villeneuve  
Seconded by Councillor Tymoschuk  
That:

1. Council approve Development Variance Permit No. 7904-0080-00, varying the following, to proceed to Public Notification:
  - (a) to waive the requirement of the RF-12 Zone to provide driveway access only from a lane where there is a lane up to or along the rear lot or side lot line.
2. Council instruct staff to resolve the following issue 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.

RES.R04-636

Carried

**12. 7901-0188-00**  
**Portion of 2092 - 128 Street**  
**Clarence Arychuk, Hunter Laird Engineering Ltd./Elsie Schussler**  
 Rezoning/DVP

*A portion of the site from RA to RH-G in order to permit a subdivision to create approximately 7 single family lots and parkland and 1 remnant RA lot. DVP to reduce the RH-G Zone minimum lot width on proposed Lots 5 and 6.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at a portion of 2092 - 128 Street.

The applicant is proposing:

- a rezoning of a portion of 2092 - 128 Street from RA to RH-G; and
- a Development Variance Permit to vary the following by-law regulations:
  - to reduce the minimum lot width required by the RH-G Zone for proposed Lots 5 and 6



in order to allow subdivision into approximately 7 single family lots and parkland plus 1 remnant RA lot fronting 128 Street.

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:

1. a By-law be introduced to rezone a portion of the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7901-0188-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required lot width of the "Half-Acre Residential Gross Density Zone (RH-G)" from 30 metres (100 ft.) to 14 metres (46 ft.) on proposed Lot 5;and
  - (b) to reduce the required lot width of the "Half-Acre Residential Gross Density Zone (RH-G)" from 30 metres (100 ft.) to 12 metres (39 ft.) on proposed Lot 6.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding

RES.R04-637

Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15326" pass its first reading.

RES.R04-638

Carried

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

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15326" pass its second reading.  
 RES.R04-639 Carried

It was then Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15326" be held at the  
 City Hall on April 5, 2004, at 7:00 p.m.  
 RES.R04-640 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### CLOVERDALE/CLAYTON

13. **7903-0322-00**  
**8129 Harvie Road**  
**Gerrard Thomas, Bell Mobility/St. Christopher Holsteins Ltd. and**  
**Allan Murray DeJong**  
 Development Variance Permit  
*Development Variance Permit to vary the maximum height of a*  
*telecommunication tower from 12.0 metres (40 ft.) to 36.0 metres (118 ft.)*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 8129 Harvie Road.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulation:
  - to vary the maximum height of a telecommunications tower under Part 4 General Provisions from 12.0 metres (40 ft.) to 36.0 metres (118 ft.)

in order to permit the installation of a 5.52-metre (18 ft.) extension to an existing 30.48-metre (100 ft.) telecommunication tower.

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

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

1. Council approve Development Variance Permit No. 7903-0322-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to vary the height of a telecommunications tower under Sub-section A.1(a)ii.b. of Part 4 General Provisions of Surrey Zoning By-law No. 12000, from 12.0 metres (40 ft.) to 36.0 metres (118 ft.).

RES.R04-641

Carried**14. 7904-0088-00****4947 - 192 Street****John Kim/Cho Kwang and Hae Sook Kim**

Temporary Use Permit

*Replace existing Temporary Use Permit with a new 2-year Temporary Use Permit to allow a temporary golf driving range and related facilities.*

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit on property located at 4947 - 192 Street.

The applicant is proposing to replace Temporary Commercial Use Permit No. 7900-0090-00 with a new 2-year Temporary Commercial Use Permit to allow a temporary golf driving range and related facilities.

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. Council authorize staff to draft Temporary Commercial Use Permit No. 7904-0088-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) approval from the Agricultural Land Commission.
3. Council authorize referral of the application to the Agricultural Land Commission.

4. Council rescind the resolution (No. R-03-2340) issuing Temporary Commercial Use Permit No. 7900-0090-00 when the project is considered for final approval.

RES.R04-642

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That the above motion be rescinded.

RES.R04-643

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That Council:

1. approve Temporary Commercial Use Permit No. 7904-0088-00 based on the revised drawings (Appendix II), subject to approval by the Agricultural Land Commission;
2. authorize referral to the Agricultural Land Commission; and
3. instruct staff to bring forward a recommendation to rescind the resolution (No. R03-2340) issuing Temporary Commercial Use Permit No. 7900-0090-00, when approval is received from the Agricultural Land Commission.

RES.R04-644

Carried

### FLEETWOOD/GUILDFORD

#### 15. 7903-0038-00

**15903/15913/15929 Fraser Highway**

**Maciej Dembek/670807 B.C. Ltd.; Gerald Joseph Kozak**

Rezoning/Development Permit/Development Variance Permit

*Rezoned from C-8 and RF to CHI and Development Permit to permit development of an auto dealership. DVP to vary signage and setback regulations.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on properties located at 15903/15913/15929 Fraser Highway.

The applicant is proposing:

- a rezoning from C-8 and RF to CHI;
- a Development Permit; and

- a Development Variance Permit to vary the following by-law regulations:
  - to vary the Sign By-law to increase the number of fascia signs from 2 to 4; and
  - to vary the minimum front and side yard setbacks of the CHI Zone

in order to permit the development of an auto dealership.

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

#### Delegation

A representative from Maciej Dembek was in attendance and commented that the land use being proposed is consistent with the OCP and NCP designation. He continued that the building would be a high quality, leading edge building to make a great gateway building into the Fleetwood town centre area. He added that a phenomenal amount of landscaping had been added and that the building would be situated on the street edge with no more exposed car lots than in the shopping mall on the opposite side of the street. He noted that the character of the building would be no different than those already approved in the area. He added that some car lots situated along Fraser Highway are considering moving out of the area.

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

1. a By-law be introduced to rezone the property from "Community Commercial Zone (C-8)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0038-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7903-0038-00 (Appendix V) varying the following to proceed to Public Notification:
  - (a) to vary Section 27(2)(a) of Surrey Sign By-law No. 13656 by increasing the number of fascia signs from two to four;
  - (b) to vary the minimum front yard setback of the CHI Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
  - (c) to vary the minimum side yard setback along a flanking street of the CHI Zone from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.).

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) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a reciprocal access agreement and Restrictive Covenant for a shared access on Fraser Highway with the future development site immediately to the east;
  - (f) approval of Development Variance Permit No. 7903-0038-00; and
  - (g) removal of all residential dwellings and outbuildings.

RES.R04-645

Defeated with Mayor McCallum, Councillors Tymoschuk, Steele and Villeneuve against.

## NEWTON

16. **7903-0323-00**  
**14620 - 64 Avenue**  
**Mr. Gerrard Thomas, Bell Mobility/Crichton Holdings Ltd., Inc. No. 533854**  
Development Variance Permit  
*To vary the maximum height of a telecommunications tower erected on top of a building from 3.0 metres (10 ft.) to 11.38 metres (37 ft.).*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14620 - 64 Avenue.

The applicant is proposing:

- A Development Variance Permit to vary the following by-law regulations:
  - to vary the requirements of the Surrey Zoning By-law to increase the allowable maximum height of a tower erected on the roof of a building from 3.0 metres (10 ft.) to 11.38 metres (37 ft.)

to permit the construction of a telecommunication antenna structure, consisting of a new mast, with two cellular antennas.

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 Higginbotham  
That Council:

1. Receive this report as information.
2. Approve Development Variance Permit No. 7903-0323-00 (Appendix VIII) varying the following to proceed to Public Notification:
  - (a) to vary Part 4 General Provisions of the Surrey Zoning By-law to increase the allowable maximum height of a tower to be erected on the roof of a building from 3.0 metres (10 ft.) to 11.38 metres (37 ft.); and
  - (b) include in the notification the Sullivan Heights Secondary School PAC.

RES.R04-646

Carried with Mayor McCallum and  
Councillor Villeneuve against.

### SURREY CITY CENTRE/WHALLEY

17. **7904-0002-00**  
**12750 - 103 Avenue**  
**Barry Wiedman, Murray Hill Developments Ltd./**  
**Murray Hill Developments Ltd.**  
Development Permit  
*To permit facade upgrading and to replace signage for an existing commercial building in Whalley.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12750 - 103 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit upgrading of the building façade and replace existing fascia signage for an existing commercial building in Whalley.

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:

1. Council authorize staff to draft Development Permit No. 7904-0002-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) submission of a satisfactory landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R04-647

Carried

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

- 18. 7903-0434-00**  
**18782 - 56 Avenue; 5471 - 188 Street**  
**Dwight Heintz, McElhanney Consulting Services Ltd./Joyceland Enterprises Ltd., Inc. No. 458123; Rajveer Singh Gill and Bableen Kaur Rana**  
Rezoning/Development Variance Permit  
*Rezone from RA to CD to allow development of approximately 13 suburban residential lots. Development Variance Permit to relax the rear yard setback for an existing house on proposed Lot 13.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 18782 - 56 Avenue and 5471 - 188 Street.

The applicant is proposing:

- a rezoning from RA to CD; and
- a Development Variance Permit to vary the following by-law regulation:
- reduce the minimum rear yard setback in the proposed CD Zone from 7.5 metres (25 ft.) to 2.0 metres (6.56 ft.) for proposed Lot 13

in order to permit the development of approximately 13 suburban residential lots and retain one existing house.



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

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That:

1. 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 approve Development Variance Permit No. 7903-0434-00 (Appendix IX), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the proposed CD Zone from 7.5 metres (25 ft.) to 2.0 metres (6.56 ft.).
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) resolution of the parkland requirement, comparable to the provisions of gross density zoning;
  - (d) approval from the Ministry of Transportation;
  - (e) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (f) registration of a Restrictive Covenant on proposed Lots 1, 9 and 10 requiring the landscaping and maintenance of a 6-metre (19.7 ft.) wide vegetative buffer adjacent to Highway No. 10;
  - (g) registration of an Easement and Restrictive Covenant on proposed Lots 1 and 2 limiting access from 188 Street to a shared driveway straddling the shared property line and further that turnaround driveways be incorporated on the respective lots; and

- (h) modifications completed to the house proposed to be retained in order to address fire separation requirements to the satisfaction of the Building Division.

RES.R04-648 Carried with Councillor Bose against.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15328" pass its first reading.

RES.R04-649 Carried with Councillor Bose against.

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15328" pass its second reading.

RES.R04-650 Carried with Councillor Bose against.

It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15328" be held at the  
City Hall on, at 7:00 p.m.

RES.R04-651 Carried

- 19. 7903-0040-00**  
**18934 and 18954 - 72 Avenue**  
**BFW Developments Ltd./Benchmark Management Ltd. and Progressive Construction Sang Lee**  
NCP Amendment/Rezoning  
*NCP Amendment from Medium-High Density to Medium Density. Rezone from RA to RF-9C to allow subdivision into approximately 22 small single family lots with coach houses.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a Rezoning application on properties located at 18934 and 18954 - 72 Avenue.

The applicant is proposing:

- an NCP amendment from Medium-High Density (15 - 25 upa) to Medium Density (10 - 15 upa); and
- a rezoning from RA to RF-9C

in order to allow subdivision into approximately 22 small single family lots with coach houses 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 Villeneuve  
Seconded by Councillor Tymoschuk  
That:

1. a By-law be introduced to rezone the properties from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (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) resolution of the resulting impact on amenity contributions in the East Clayton Neighbourhood Concept Plan (NCP);
  - (e) registration of a Section 219 Restrictive Covenant specifying mandatory coach houses for proposed Lots 1 - 11; and
  - (f) registration of a party wall agreement for the garages with coach houses above, to the satisfaction of the Building Division.
3. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to redesignate the land from Medium-High Density (15 - 25 upa) to Medium Density (10 - 15 upa) when the project is considered for final adoption.

RES.R04-652

Carried



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

1. a By-law be introduced to rezone portions 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 II) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-656

Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15330" pass its first reading.

RES.R04-657

Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15330" pass its second reading.

RES.R04-658

Carried

It was then Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15330" be held at the  
City Hall on April 5, 2004, at 7:00 p.m.

RES.R04-659

Carried

SURREY CITY CENTRE/WHALLEY**21. 7903-0430-00****14028 and 14038 - 114 Avenue****Richard Brooks, H.Y. Engineering Ltd./Mohammad Shaid and Hazra Shaid;  
Balwinder Brar**

Development Variance Permit

*To vary the works and servicing requirements of Subdivision and Development  
By-law No. 8830 to accommodate a 3-lot single family subdivision.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 14028 and 14028 - 114 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Subdivision and Development By-law regulation:
  - to relax the works and servicing requirement to provide road improvements including pavement, sidewalks, curb and gutter and street lighting

in association with a subdivision proposing three (3) single family residential lots.

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

Delegation

The applicant's representative was in attendance and commented that the applicant was prepared to partially pay the cash-in-lieu. He continued that he would like to discuss the cash-in-lieu for some components of the development and that the crux of the application focuses on getting the variance for street lighting, sidewalks and gutters. He added that the applicant had worked with the neighbours who advised they are concerned about maintenance and in the event that he has to pay the cash-in-lieu, the applicant would like to benefit from the construction of the works. He then stated that the applicant would be prepared to pay a partial cash-in-lieu and construct the underground storm sewer and infill of ditch, which the neighbours would be prepared to support. He added that the main concerns of the neighbours are the sidewalks, curbs, gutters, and street lighting.

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Council refer the application to staff

for a report back on the issues discussed by Council.

RES.R04-660

Carried

22. **7903-0249-00**  
**13450/60/68/80/88 - 105 Avenue and 10441 - 135 Street**

**Brian Hart/B.C. Transit**

Rezoning

*From RF to CD to permit a phased, mixed-use development, consisting of a 400-seat church, commercial building and housing for senior citizens.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13450/60/68/80/88 - 105 Avenue and 10441 - 135 Street.

The applicant is proposing:

- a rezoning from RF to CD

in order to permit the development of a phased, mixed use development consisting of a church and a separate commercial building on City Parkway and future seniors housing on 105 Avenue in Surrey City Centre.

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

It was

Moved by Councillor 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 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 TransLink;
  - (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) provision of public art plaques within the sidewalk along City Parkway;
- (g) construction of the multi-use pathway under the SkyTrain guideway to the specification and satisfaction of the General Manager, Engineering; and
- (h) registration of a Section 219 Restrictive Covenant to prohibit any development on that portion of the site shown as Block A on Survey Plan dated March 15, 2004 and signed by Warren E. Barnard, CLJ, other than as generally indicated on the drawings attached to this report.

RES.R04-661

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Steele

No. 12000, Amendment By-law, 2004, No. 15331" pass its first reading.

That "Surrey Zoning By-law, 1993,

RES.R04-662

Carried

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

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Steele

No. 12000, Amendment By-law, 2004, No. 15331" pass its second reading.

That "Surrey Zoning By-law, 1993,

RES.R04-663

Carried

It was then

Moved by Councillor Higginbotham  
Seconded by Councillor Steele

By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15331" be held at the City Hall on April 5, 2004, at 7:00 p.m.

That the Public Hearing on "Surrey Zoning

RES.R04-664

Carried**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****NEWTON****23. 7904-0052-00****12905 - 80 Avenue****Joe Dhaliwal/Mainland Demo Contracting Ltd.**

Rezoning

*From CD (By-law No. 14926) to CD in order to accommodate the expansion of an approved Business Park Complex over the entire site.*



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

The applicant is proposing:

- a rezoning from CD to CD

in order to allow the development of a multiple phase business/commercial uses park complex over the entire site.

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

#### Delegation

Joe Dhaliwal was in attendance and commented that there are concerns relative to uses permitted in the area. He added that they are currently in Phase 1 of the project and added that they are constructing a 185,000 sq.ft. building, which would include 3 buildings (450,000 sq.ft.). He continued that the usage of the banquet hall would cover 27% of the area and that he is trying to develop the complex to specialize in different types of businesses.

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the application be referred back to

staff.

RES.R04-665

Carried

### RESIDENTIAL/INSTITUTIONAL

#### FLEETWOOD/GUILDFORD

##### 24. 7903-0072-00

9184 - 162 Street; 9157 - 164 Street

**Richard Brooks, H.Y. Engineering Ltd./S.K. Mushroom Farm Ltd.; Pang and Wong Farm Ltd.**

OCP Amendment/Rezoning

*Amend the OCP from Suburban to Urban for the western portion. Rezone from A-1 to RF and CD to allow development of approximately 31 urban residential lots and 29 suburban residential lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on properties located at 9184 - 162 Street and 9157 - 164 Street.

The applicant is proposing:

- an OCP amendment for the western portion from Suburban to Urban; and
- a rezoning from A-1 to RF and CD

in order to allow subdivision into approximately 31 urban residential lots and 29 suburban residential lots.

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

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That:

1. a By-law be introduced to redesignate a portion of the property from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone a portion of the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) (Block A on Survey Plan) and a date be set for Public Hearing (Appendix I).
4. a By-law be introduced to rezone a portion of the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Blocks B and C on Survey Plan) and a date be set for Public Hearing (Appendix I).
5. Council authorize staff to draft Development Permit No. 7903-0072-00 in general accordance with the attached drawing (Appendix X).
6. 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 plan and cost estimate for the landscaped buffer to the specifications and satisfaction of the City Landscape Architect;
- (e) provision of community benefit to satisfy the OCP Amendment Policy for Type 2 applications;
- (f) registration of a Section 219 Restrictive Covenant on the proposed lots advising of agricultural practices in the area;
- (g) resolution of the parkland requirement comparable to the provisions of gross density zoning; and
- (h) evaluation of the impact of the proposed works on groundwater and baseflows to the creeks to the satisfaction of the General Manager, Engineering.

RES.R04-666

Carried with Councillor Bose against.

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 95 Amendment By-law 2004, No. 15334" pass its first reading.

RES.R04-667

Carried with Councillor Bose against.

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 95 Amendment By-law 2004, No. 15334" pass its second reading.

RES.R04-668

Carried with Councillor Bose against.

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 95 Amendment By-law 2004, No. 15334" be held at the City Hall on April 5, 2004, at 7:00 p.m.

RES.R04-669

Carried



**E. DELEGATIONS****F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BY-LAWS**

## TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14075"

7999-0153-00 - Salute Enterprises Ltd.,  
c/o Dagneault Planning Consultants Ltd. (Brian Dagneault)

IL (BL 12000) to CD (BL 12000) - 9564 - 192 Street - to permit the development of a mini-storage facility and a separate office/caretaker's unit in the existing, historical Baron von Mackensen House on the site.

Approved by Council: July 10, 2000

**Note:** See Development Permit No. 7999-0153-00 to be filed under Clerk's Report Item I.1(a) of this agenda.

- \* Planning & Development advise that (see memorandum dated March 5, 2004 in by-law back-up) By-law No. 14075 should be filed as the applicant has requested that the initial application on the subject site be filed as a new application has been received under application 7904-0077-00.

It was

Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14075" be filed.

RES.R04-676

Carried

## INTRODUCTION

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15314"

7903-0188-00 - Kerry and Lee Jocelyn

RF (BL12000) to CCR (BL12000) - 10672 - 164A Street - to permit a childcare centre within a single family dwelling.

Approved by Council: March 22, 2004

- \* Planning & Development advise that (see memorandum dated March 11, 2004 in by-law back-up) at the March 1, 2004 Regular Council-Land Use meeting, Council passed the following resolution:

*That application 7903-0188-00 be lifted; and  
That Council direct staff to process the application to Public Hearing*

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 "Child Care Zone (CCR)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) submission of a Section 219 Restrictive Covenant to limit the capacity of the childcare centre to 20 children.

RES.R04-677 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15314" pass its first reading.

RES.R04-678 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. 15314" pass its second reading.

RES.R04-679 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. 15314" be held at the  
 City Hall on April 5, 2004, at 7:00 p.m.  
 RES.R04-680 Carried

## FINAL ADOPTIONS

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15086"

7903-0118-00 - Davene Browne, c/o First Century 148 Development, and  
 c/o Clarence Arychuk, Hunter Laird Engineering

RA (BL 12000) and CD (BL 12285) to CD (BL 12000) -  
 5694 - 148 Street, Portion of 57 Avenue, and Portion of lane - to allow  
 subdivision into 14 single family small lots.

Approved by Council: July 7, 2003

- \* Planning & Development advise that (see memorandum dated March 16, 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.
- \* In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the western portion of the site (Block A) from Single Family Residential to Single Family Small Lots.

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That Council amend the South Newton  
 Neighbourhood Concept Plan to redesignate the western portion of the site  
 (Block A) from Single Family Residential to Single Family Small Lots.  
 RES.R04-681 Carried

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15086" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R04-682 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15284"

7903-0352-00 - Rosemary Developments Ltd.,  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

CD (BL 14386) to RF-12 (BL 12000) - 15323 - 34 Avenue - to allow  
subdivision into 5 single family lots.

Approved by Council: February 9, 2004

- \* Planning & Development advise that (see memorandum dated March 16, 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.
- \* In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the Rosemary Heights Central Neighbourhood Concept Plan to redesignate the site from Neighbourhood Commercial to Single Family Small Lot.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Council amend the Rosemary Heights  
Central Neighbourhood Concept Plan to redesignate the site from Neighbourhood  
Commercial to Single Family Small Lot.

RES.R04-683 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15284" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-684 Carried with Councillor Bose against.

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 89 Amendment  
By-law, 2003, No. 15240"

7903-0153-00 - Amherst Estates Ltd., Scott Hill Investments Inc., Surrey West  
Shopping Centres Ltd., Ramaljith Khaira, Sunil and Neelu  
Biswas, Rishi and Kanta Sharma, Leo and Mary Laffey, c/o  
Pacific Land Resources Group Inc. (Oleg Verbenkov)

To authorize the redesignation of the properties located at 12445, 12539, 12549,  
12555, 12571, 12579 and 12587 - 88 Avenue, 8855, 8860, 8885, 8900, 8915,  
8935, 8945 and 8950 Kennedy Place, 8839 - 126 Street, Portion of Kennedy



Place, Portion of Walkway, and Portion of lane from Urban (URB) and Industrial (IND) to Commercial (COM).

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15241.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 89 Amendment By-law, 2003, No. 15240" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R04-685

Carried with Councillor Bose against.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15241"

7903-0153-00 - Amherst Estates Ltd., Scott Hill Investments Inc., Surrey West  
 Shopping Centres Ltd, Ramaljith Khaira, Sunil and Neelu  
 Biswas, Rishi and Kanta Sharma, Leo and Mary Laffey, c/o  
 Pacific Land Resources Group Inc. (Oleg Verbenkov)

IB (BL 12000) and RF (BL 12000) to CD (BL 12000) - 12445, 12539,  
 12549, 12555, 12571, 12579 and 12587 - 88 Avenue, 8855, 8860, 8885,  
 8900, 8915, 8935, 8945 and 8950 Kennedy Place, 8839 - 126 Street,  
 Portion of Kennedy Place, Portion of Walkway, Portion of lane - to permit  
 the development of a big-box format retail shopping centre.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15240.

- \* Planning & Development advise that (see memorandum dated March 18, 2004 in  
 By-law back-up) a "No Build" restrictive covenant is being registered on the title  
 of all the properties in this application owned by Amherst Estates Ltd., Scott Hill  
 Investments and Surrey West Shopping Centres Limited ("the Lands") such that  
 no development, building or occupancy permit will be issued until a subdivision  
 plan which consolidates the titles of all the lands, including the existing single  
 family lots on 88 Avenue, is deposited in the Land Title Office.

In addition, the Development Permit No. 7903-0153-00 is deferred until such a  
 time when a subdivision plan, which consolidates all subject lands into one lot, is  
 deposited in the Land Title Office.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15241" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R04-686 Carried with Councillor Bose against.

**I. CLERK'S REPORT**

**J. OTHER BUSINESS**


**K. ADJOURNMENT**

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That the Regular Council - Land Use  
 meeting do now adjourn.  
 RES.R04-687 Carried

The Regular Council- Land Use meeting adjourned at 5:55 p.m.

Certified Correct:

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

  
 \_\_\_\_\_  
 Mayor